SITE DATA
PROPERTY OWNER: PEACHTREE VENTURES, LLC
PROJECT ADDRESS: 1510 SOUTH THIRD STREET
PIN NUMBER: R05417-013-004-000
ZONING DISTRICT: UMX
FLOOD AREA: THIS LOT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720311700K PANEL 3117, DATED: 6/2/2006 (PER BATEMAN CIVIL SURVEY COMPANY, PC)
MAXIMUM ALLOWABLE BUILDING HEIGHT: 4 STORIES OR 45' (ALONG ARTERIAL STREETS), 35' OR 2 STORIES (ALONG RESIDENTIAL & COLLECTOR STREETS)
MAXIMUM EXISTING BUILDING HEIGHT: 27' (APPROX. PER GOOGLE EARTH; FROM EXISTING GROUND TO TOP OF BUILDING ALONG WILLARD STREET)
BUILDING SETBACKS, REQUIRED (FOR SIDE OF BUILDING ABUTTING A SINGLE-FAMILY ZONING DISTRICT): FRONT-5' OR AVERAGE SETBACK OF EXISTING BUILDINGS WITHIN THE BLOCK OR FACE (BUT NOT MORE THAN 10'), REAR-5', SIDE-5'
BUILDING SETBACKS, EXISTING: FRONT-0.04'
SITE AREA: 105,703.64 SF = 2.43 ACRES ±
MAXIMUM ALLOWABLE DENSITY: NONE (VERTICALLY INTEGRATED MIXED-USE BUILDING)
TOTAL UNITS: 44 (ONE BEDROOM APARTMENTS), 10 (TWO BEDROOM APARTMENTS) & 1 (RETAIL SPACE)
NUMBER OF PROPOSED BUILDINGS: 0
NUMBER OF EXISTING BUILDINGS: 2
BUILDING SIZE:

BUILDING	POST DEVELOPMENT SQUARE FOOTAGE (1ST STORY)	POST DEVELOPMENT SQUARE FOOTAGE (2ND STORY)
1	52,769	11,329
2	5,641	N/A

TOTAL AMOUNT & PERCENT OF IMPERVIOUS SURFACE AREAS ON-SITE (REPLACEMENT OF EXISTING PARKING AREAS DUE TO STORM DRAIN PIPE SYSTEM INSTALLATION REMAIN LISTED/TREATED AS EXISTING, NOT PROPOSED):

BEFORE DEVELOPMENT		
	AREA (SF)	% OF SITE
BUILDINGS	59,079	55.89
PARKING	31,561	29.86
GRAVEL	7,785	7.36
SIDEWALK	187	0.18
OTHER	1,858	1.76
TOTAL	100,470	95.05

AFTER DEVELOPMENT				
	EX. (SF)	PROPOSED (SF)	TOTAL (SF)	% OF SITE
BUILDINGS	58,404	6	58,410	55.26
PARKING	24,914	7,742	32,656	30.89
PARKING-PERVIOUS (AFTER CREDIT REDUCTION)	0	259	259	0.25
GRAVEL	0	0	0	0
SIDEWALK	187	1,227	1,414	1.34
OTHER (WALL/DUMPSTER)	1,217	350	1,567	1.48
TOTAL	84,722	9,584	94,306	89.22

TOTAL PROPOSED IMPERVIOUS AREAS OFF-SITE (DOES NOT INCLUDE REPLACEMENT OF EXISTING SIDEWALK AREAS, EXISTING DRIVEWAY AREAS, OR EXISTING STREET AREAS DUE TO STORM DRAIN PIPE SYSTEM INSTALLATION, GRADE ADJUSTMENTS, AND/OR ANY REQUIRED REPLACEMENTS PER CITY OF WILMINGTON):

	AREA (SF)
DRIVEWAY	132
SIDEWALK (INCLUDES BICYCLE PARKING AREAS)	4,141
TOTAL	4,273

OFF STREET PARKING CALCULATIONS:
MIN. PARKING REQ. = N/A
MAX. PARKING ALLOWED = 2.5 SPACES/UNIT x 54 UNITS + 1 SPACE/200 SF x 3,922 SF = 155 SPACES
NUMBER OF PROPOSED PARKING SPACES (OFF-STREET) = 86 (18 ARE INDIVIDUAL GARAGE SPACES & 16 ARE RETAIL SPACES)
NUMBER OF PROPOSED PARKING SPACES (ON-STREET; STRIPE ON EXISTING SOUTH SECOND STREET) = 16
MIN. NUMBER OF REQ. HANDICAPPED SPACES PER ADA STANDARDS FOR ACCESSIBLE DESIGN = 5
NUMBER OF PROPOSED HANDICAPPED SPACES = 6
NUMBER OF REQ. BICYCLE PARKING SPACES = 1 SPACE/UNIT x 54 UNITS + (1 SPACE/1,000 SF x 3,922 SF OR 5 SPACES, WHICHEVER IS GREATER) = 59
NUMBER OF PROPOSED BICYCLE PARKING SPACES = 60 (INCLUDES 1 SPACE IN EACH INDIVIDUAL GARAGE SPACE)
THIS SITE IS NOT WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT OR ANY OTHER ZONING OVERLAY DISTRICT PER THE CITY OF WILMINGTON ZONING MAP (MAP 3117-4, DATED: MAY 8, 2015)
CAMA LAND USE CLASSIFICATION PER THE 2006 CAMA PLAN UPDATE LAND CLASSIFICATION MAP IS URBAN.

CITY OF WILMINGTON STANDARD NOTES
1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
3. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
4. PROTECTIVE TREE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
5. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
6. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
7. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
8. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
9. CALL TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
10. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY APRON PANELS, OR CURB AND GUTTER SECTIONS SHALL BE REPLACED.
11. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
12. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 332-6558 FOR INFORMATION.
13. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE & MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
14. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 332-6558 FOR INFORMATION.
15. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
16. ALL TRAFFIC CONTROL SIGNS & MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
17. ALL PAVEMENT MARKINGS REGULATING TRAFFIC FLOW MUST BE THERMOPLASTIC.
18. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET (CONTACT 341-5888 FOR MORE DETAILS). IN CERTAIN CASES, AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
19. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
20. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
21. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-632-4949.
22. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
23. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS.

SITE INVENTORY NOTES
1. SOIL ON SITE PER THE NEW HANOVER COUNTY SOIL SURVEY IS URBAN LAND (Ur).
2. THERE ARE NO CAMA AEC'S, TO WHICH SETBACKS WOULD BE MEASURED, ASSOCIATED WITH THIS PROPERTY PER SOUTHERN ENVIRONMENTAL GROUP, INC.
3. THE SUBJECT PARCEL IS NOT ASSOCIATED WITH ANY OF THE CONSERVATION RESOURCES LISTED IN SECTION 18-341(C) OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE PER SOUTHERN ENVIRONMENTAL GROUP, INC.
4. THE PROPERTY HAS BEEN DEVELOPED FOR MANY YEARS, THEREFORE IT IS NOT ANTICIPATED THAT THERE ARE HISTORICAL OR ARCHAEOLOGICAL CONCERNS ASSOCIATED WITH THIS PROPERTY PER SOUTHERN ENVIRONMENTAL GROUP.
5. THERE ARE NO CEMETERIES WITHIN THE SUBJECT PROPERTY LIMITS PER SOUTHERN ENVIRONMENTAL GROUP, INC.
6. THE SITE IS AN EXISTING COMMERCIAL SITE WITH NO FORESTED AREAS.
7. THERE ARE NO FEDERAL, STATE OR LOCALLY REGULATED WETLANDS, WATERS OR CONSERVATION RESOURCES ON THE PROPERTY PER SOUTHERN ENVIRONMENTAL GROUP, INC.
8. THERE ARE NO ENDANGERED SPECIES OR CRITICAL HABITAT WITHIN THE PROPERTY BOUNDARIES PER SOUTHERN ENVIRONMENTAL GROUP, INC.
9. THIS LOT IS LOCATED IN ZONE(S) "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720311700K PANEL 3117, DATED: 6/2/2006 (PER BATEMAN CIVIL SURVEY COMPANY, PC).
10. EXISTING FRONTAGE SIDEWALKS ARE LOCATED ALONG SOUTH 3RD STREET & GREENFIELD. FRONTAGE SIDEWALKS ALONG SOUTH 2ND STREET & WILLARD STREET ARE PROPOSED AS PART OF THE DEVELOPMENT PLAN FOR THIS PROPERTY.
11. THE TRACT IS WITHIN THE CAPE FEAR RIVER BASIN & DRAINS TO GREENFIELD CREEK (SC;Sw).
12. CAMA LAND USE CLASSIFICATION PER THE 2006 CAMA PLAN UPDATE LAND CLASSIFICATION MAP IS URBAN.

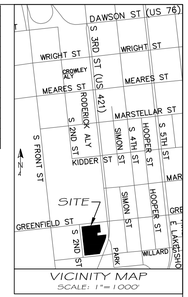
FIRE AND LIFE SAFETY NOTES
1. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDC'S. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
2. FIRE HYDRANTS CANNOT BE FURTHER THAN 8' FROM THE CURB.
3. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
4. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
5. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE & LIFE SAFETY DIVISION AT 910-343-0696.
6. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
7. FDC'S CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT.
8. FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT.
9. BUILDING CONSTRUCTION TYPE ACCORDING TO THE INTERNATIONAL BUILDING CODE IS IIIB.
10. TAMPER SWITCHES SHALL BE INSTALLED ON ALL VALVES THAT ARE CAPABLE OF TURNING THE WATER SUPPLY OFF TO THE SPRINKLER SYSTEMS.
11. ALL GATES USED FOR VEHICULAR INGRESS AND/OR EGRESS SHALL BE ALARM/SIREN ACTIVATED. WHEN THE INGRESS & EGRESS GATES ARE OPEN THERE SHALL BE NO VERTICAL OBSTRUCTION IN THE ENTIRE WIDTH OF THE DRIVE AISLE.
12. KNOX BOX WITH A KEY FOR MANUAL OVERRIDE OF THE VEHICULAR GATE(S) SHALL BE PROVIDED.
13. SENSORS FOR PREVENTING THE GATE(S) FROM OPENING AND CLOSING ON VEHICLES SHALL BE PROVIDED.
14. PROVISION MUST BE MADE FOR AUTOMATIC OPENING OF THE GATE(S) IN THE EVENT OF POWER OUTAGES.
15. KNOX BOX SHALL BE PROVIDED FOR ALL BUILDINGS PROTECTED BY FIRE SPRINKLERS.
16. KNOX BOX WITH A KEY FOR MANUAL OVERRIDE OF THE PEDESTRIAN GATE AT 3RD STREET SHALL BE PROVIDED.
17. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
18. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

SURVEYOR NOTES:
1. THIS LOT IS LOCATED IN ZONE(S) "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720311700K PANEL 3117, DATED: 6/2/2006.
2. AREA=2.43 AC.±
3. RATIO OF PRECISION = 1:10000 +.

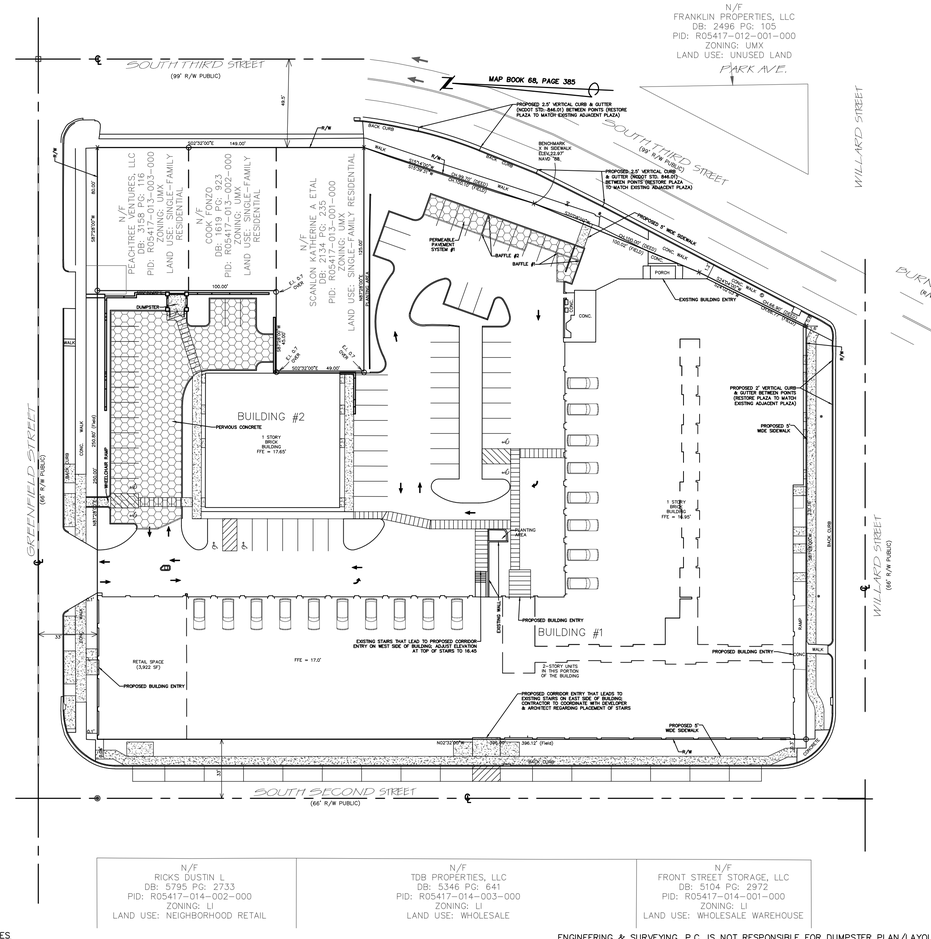
SURVEY REF: TRACT #1:
BOOK 946 PAGE 32
BOOK 268 PAGE 35
BOOK 774 PAGE 454
BOOK 86 PAGE 214
SURVEY REFERENCE:
BOOK 1679, PAGE 1523

Surveyor:
Bateman Civil Survey Company, PC
Engineers Surveyors Planners
200 N. Main Street, Holly Springs, NC 27540
(919) 577-1080
NCBELS C 2378

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE INVENTORY
4	SITE PLAN
5	DRAINAGE & UTILITY PLAN
6	DETAIL SHEET
7	DETAIL SHEET & DRAINAGE AREA MAP
8	DETAIL SHEET
9	SANITARY SEWER DETAIL SHEET
10	WATER DETAIL SHEET
11	WATER DETAIL SHEET
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN



VICINITY MAP
SCALE: 1"=1000'



LEGEND

- 12.94 EXISTING SPOT ELEVATION
- EXISTING IRON
- CONC. MONUMENT (CONTROL POINT)
- SET "X" MARK IN CONCRETE
- SET IRON
- EXISTING BOLLARD
- EXISTING DROP INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MH
- EXISTING WATER VALVE MH
- EXISTING TELEPHONE MH
- EXISTING WATER MONITOR
- EXISTING SS CLEANOUT
- EXISTING LIGHT POLE
- EXISTING POWER POLE W/ GUY
- EXISTING POWER POLE
- EXISTING ELECTRICAL PANEL
- EXISTING SIGN
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WOODS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN PIPE
- CENTER LINE
- ADJACENT PROPERTY LINE
- ROW
- SUBJECT BOUNDARY LINE
- 45 EXISTING CONTOUR LINE
- PROPOSED SIDEWALK/CONCRETE
- PROPOSED PERVIOUS CONCRETE
- PROPOSED FIRE HYDRANT
- PROPOSED FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED FOUNDATION PLANTING AREA
- PROPOSED ASPHALT SAW CUT LINE

NOTES
1. BOUNDARY, TOPOGRAPHICAL, & TREE SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, PC (MAP TITLED "SURVEY OF A PORTION OF BLOCK "E" AS SHOWN ON THAT MAP ENTITLED WILMINGTON SUBURBAN CO.S PROPERTY" WITH SEAL DATE OF 7/2/15.
2. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE INDICATED.
3. ALL CITY, STATE, & FEDERAL REGULATIONS SHALL BE FOLLOWED.
4. EXISTING SANITARY SEWER MAINS ARE OWNED BY CFPUA.
5. EXISTING WATER MAINS ARE OWNED BY CFPUA.
6. SLOPE ON HANDICAP SPACES SHALL BE 1:50 OR FLATTER.
7. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
8. DISTURBED AREAS WITHIN RIGHT-OF-WAY OF SOUTH THIRD STREET, SOUTH SECOND STREET, GREENFIELD STREET, AND/OR WILLARD STREET SHALL BE IMMEDIATELY SEEDED & STABILIZED WITH MULCH OR EXCELSIOR MAT PRIOR TO A RAINFALL EVENT.
9. UPON COMPLETION OF ANY PHASE OF ACTIVITY SIDE SLOPES WILL BE SEEDED/STABILIZED.
10. RETAINING WALL SHALL BE DESIGNED BY OTHERS. MALPASS ENGINEERING & SURVEYING, P.C. IS NOT RESPONSIBLE FOR RETAINING WALL DESIGN.
11. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
12. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE & TECHNICAL STANDARDS MANUAL, EXCEPT WHERE EXEMPTED OR VARIANCES ARE OBTAINED.
13. THE PROPOSED CURB ON THE SITE IS 4" VERTICAL CURB (SD 3-11).
14. MANHOLES, CATCH BASINS, & DROP INLETS SHALL BE SIZED APPROPRIATELY TO ACCOMODATE OVERSIZED PIPES.
15. ALL DROP INLETS TO BE TRAFFIC BEARING WITH HEAVY DUTY 2'x3' FRAME & GRATE (GENERAL FOUNDRIES INC., ITEM #24364 OR EQUIVALENT).
16. IT IS THE APPLICANT'S/DEVELOPER'S RESPONSIBILITY TO BE COMPLIANT WITH ALL APPLICABLE ADA REQUIREMENTS.
17. ALL PLANTED & RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED & MAINTAINED TO PROFESSIONALLY ACCEPTED STANDARDS BY JOINT & SEVERAL RESPONSIBILITY OF THE OWNER, OCCUPANT, TENANT, & RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.
18. CONTRACTOR SHALL CONTACT & COORDINATE WITH POWER COMPANY REGARDING REMOVAL OF EXISTING POWER POLE & BURIAL OF EXISTING OVERHEAD POWER LINES ON SITE.
19. ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'.
20. THREE BOLLARDS SHALL BE PROVIDED IN LANDSCAPE ISLAND (LI) 1, FOUR IN LI-5, FIVE IN LI-6, & NINE IN LI-7 WHERE SHOWN ON THE SITE PLAN.
21. YARD INLET SHALL BE INSTALLED WHERE SHOWN ON DRAINAGE PLAN & DISCHARGE INTO CB-1.
22. LIMITS OF DISTURBANCE = 40,678 SF = 0.94 ACRES.
23. PROPOSED FENCE TO BE 7'-FOOT TALL BLACK ALUMINUM BAR FENCE. FENCE SHALL BE SET BACK A MINIMUM OF 10' FROM RIGHT-OF-WAY. FENCE TO BE FENCE SHOWN ON DETAIL (ON SHEET 8) OR SIMILAR.
24. EXISTING 8" PIPE THROUGH BASEMENT IN BUILDING #1 SHALL REMAIN IN PLACE. CONTRACTOR SHALL VERIFY THAT PIPE IS FREE OF BLOCKAGES & THAT IT DOES NOT LEAK.
25. PROPOSED VEHICULAR GATES SHALL BE SWING GATES & BE SIMILAR IN MATERIAL & APPEARANCE TO THE PROPOSED FENCE (BLACK ALUMINUM BARS). INGRESS GATE SHALL OPEN BY USE OF KEYPAD. EGRESS GATE SHALL OPEN BY USE OF GROUND SENSOR. INGRESS & EGRESS GATES SHALL BOTH AUTOMATICALLY CLOSE.
26. THE LOCATION OF THE PROPOSED WALKWAY FROM EACH UNIT IN BUILDING #2 TO THE PROPOSED SIDEWALK ADJACENT TO THE BUILDING IS APPROXIMATE. THE LOCATION OF THE PROPOSED WALKWAY FROM UNITS IN BUILDING #1 TO PROPOSED SIDEWALK ALONG WILLARD STREET IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DRAWINGS & ADJUST LOCATIONS AS NECESSARY TO MATCH DOOR LOCATIONS.
27. STAIRS SHALL BE PROVIDED FROM BUILDING #1 TO PROPOSED SIDEWALK ALONG WILLARD ST. AS NECESSARY.
28. IF EXTERIOR SITE LIGHTING IS PROPOSED, IT SHALL MEET THE CITY OF WILMINGTON'S UMX STANDARD FOR SITE LIGHTING, WHICH IS AS FOLLOWS: "ALL SITE LIGHTING SHALL BE LOCATED, ANGLED, SHIELDED, AND/OR LIMITED IN INTENSITY SO AS TO CAST NO DIRECT LIGHT UPON ADJACENT PROPERTIES, SHALL MINIMIZE OFF-SITE BACKLIGHTING GLARE, AND UP-LIGHTING. LIGHT POSTS SHALL BE NO TALLER THAN TWELVE (12) FEET."
29. DOWNSPOUTS FOR THE NORTHERN HALF OF BUILDING #2 SHALL DISCHARGE INTO THE STONE BELOW THE PERVIOUS CONCRETE NORTH OF BUILDING #2. AN IN-LINE DOWNSPOUT FILTER MUST BE INSTALLED ON THESE DOWNSPOUTS.
30. DUMPSTER PLAN/LAYOUT & SCREENING DETAILS (SEE SHEET 4) PER COTHRAN HARRIS ARCHITECTURE. MALPASS ENGINEERING & SURVEYING, P.C. IS NOT RESPONSIBLE FOR DUMPSTER PLAN/LAYOUT & SCREENING.
31. CONTRACTOR/DEVELOPER SHALL COORDINATE WITH CITY INSPECTOR AT THE PRECON REGARDING ANY REQUIRED REPLACEMENTS OF HANDICAP RAMPS AT WILLARD STREET & 2ND STREET, AND WILLARD & 3RD STREET, AND GREENFIELD STREET & 2ND STREET.
32. DRAINAGE FROM ROOF DOWNSPOUTS SHALL NOT FLOW ACROSS R/W. IT MUST BE PIPED TO AN INLET.
33. DOWNSPOUT PIPING WITHIN CITY OF WILMINGTON R/W WILL NOT BE CONSIDERED AN ENCROACHMENT. THE DOWNSPOUT PIPING WILL NOT BE MAINTAINED BY THE CITY OF WILMINGTON.
34. DOWNSPOUT PIPING IS BASED ON EXISTING LOCATION OF DOWNSPOUTS.
35. IF EXISTING DOWNSPOUT PIPING ALONG 2ND STREET IS STILL FUNCTIONAL IT MAY BE USED INSTEAD OF INSTALLING DOWNSPOUT PIPING SHOWN ALONG 2ND STREET ON SHEET 5.
36. THE LOCATIONS OF THE DOWNSPOUT PIPING SHOWN ON SHEET 5 ARE APPROXIMATE. CONTRACTOR TO ADJUST LOCATION AS NECESSARY DUE TO ANY UNDERGROUND CONFLICTS.
37. THE SIZE OF THE PIPE FROM EACH DOWNSPOUT TO THE DOWNSPOUT PIPING ALONG WILLARD STREET & SOUTH OF DI-3 ALONG 2ND STREET SHALL BE 4" MINIMUM. THE SIZE OF THE PIPE FROM EACH DOWNSPOUT TO THE DOWNSPOUT PIPING NORTH OF DI-3 ALONG 2ND STREET SHALL BE 6" MINIMUM. THE DOWNSPOUT PIPING SIZES SHOWN ON SHEET 5 ARE MINIMUM SIZES.
38. PROPOSED DI-2 SHALL HAVE A MINIMUM INSIDE DIMENSION OF 2'x3'. ALL FOUR SIDES OF DI-2 SHALL HAVE A WEIR OPENING. THE HEIGHT OF EACH OPENING SHALL BE 0.5 FEET. THE LENGTH OF EACH OPENING SHALL BE THE SAME AS THE INSIDE LENGTH OF THE SIDE IT IS LOCATED ON. THE BOTTOM ELEVATION OF EACH WEIR OPENING SHALL BE 15.32.
39. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES & PROPOSED UTILITIES.
40. CONTRACTOR SHALL ENSURE UTILITY SEPARATION NOTES ARE MET.
41. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH & OBTAINING NECESSARY RIGHT-OF-WAY PERMITS (STREET CUT, STREET/LANE CLOSURE, SIDEWALK CLOSURE, ETC.) FROM THE CITY OF WILMINGTON FOR WORK WITHIN THEIR RIGHTS-OF-WAY.

WATER & SEWER CAPACITY	
EXISTING WATER CAPACITY:	42 EMPLOYEES x 25 GPD/EMPLOYEE = 1,050 GPD
EXISTING SEWER CAPACITY:	42 EMPLOYEES x 25 GPD/EMPLOYEE = 1,050 GPD
PROPOSED WATER CAPACITY:	54 UNITS x 400 GPD/UNIT + 3,922 SF x 100 GPD / 1,000 SF = 21,992 GPD
PROPOSED SEWER CAPACITY:	54 UNITS x 240 GPD/UNIT + 3,922 SF x 100 GPD / 1,000 SF = 13,352 GPD
ADDITIONAL WATER CAPACITY REQUESTED:	20,942 GPD
ADDITIONAL SEWER CAPACITY REQUESTED:	12,302 GPD

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan
Name Date
Planning_____
Traffic_____
Fire_____

REV. NO.	DESCRIPTION	DATE
1	REVISED TO ADD SHEETS TO SHEET INDEX.	8-12-15
2	REVISED PER CLIENT.	8-24-15
3	REVISED PER TRC COMMENTS.	9-18-15
4	REVISED TO ADJUST DUMPSTER PAD & RETAINING WALL.	10-6-15
5	REVISED PER TRC COMMENTS.	10-8-15
6	REVISED PER TRC COMMENTS.	10-13-15
7	REVISED TO ADD NOTES #32-37.	10-22-15
8	REVISED PER CLIENT.	1-25-16

REVISIONS

COVER SHEET
SOUTH FRONT II
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DATE: 8-11-15
SCALE: 1"=40'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 261

FINAL DRAWING FOR REVIEW PURPOSES ONLY

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

SHEET NO: 1
OF: 11

SOUTH THIRD STREET
(99' R/W PUBLIC)

PARK AVE.
R/W (APPROXIMATE; BASED ON 99' OFFSET OF WESTERN R/W OF SOUTH THIRD STREET)

WILLARD STREET

BURNETT BLVD
(R/W VARIED)

GREENFIELD STREET
(66' R/W PUBLIC)

SOUTH SECOND STREET
(66' R/W PUBLIC)

WILLARD STREET
(66' R/W PUBLIC)

WHITE ARROW

MAP BOOK 68, PAGE 385

CURB INLET
TOP=25.05'
INV = 21.00'
12"RCP

EXISTING FIRE HYDRANT (APPROX.)

EXISTING DRIVEWAYS (TO BE REMOVED)

EXISTING 35 MPH SPEED LIMIT SIGN (APPROX.)

BENCHMARK
X IN SIDEWALK
ELEV.=22.97'
NAVD '88

EXISTING WALL & FENCE (TO BE REMOVED)

EXISTING WALL & FENCE (TO BE REMOVED)

EXISTING CONCRETE (TO BE REMOVED)

REMOVE ROSE BUSH & PLANTER

EXISTING 1" WATER METER (SERVES PART OF BUILDING #1)

DOUBLE YELLOW CENTER LINE

DASHED WHITE LANE LINE

46' (APPROX.) FC TO FC

LOT 1

LOT 2

LOT 3 & PART OF LOT 11

1 STORY WOOD FRAME DWELLING FFE = 30.52'

EXISTING HEADWALL (PORTION TO BE REMOVED, SEE SITE PLAN)

SIDEWALK

CONC. HEADWALL

EXISTING FENCE (TO BE REMOVED)

GRAVEL (covered by thin layer of organic material; to be removed)

REMOVE 8" TREE, 8" OAK, & 10" TREE

WOODED AREA

APPROX. LOCATION OF EXISTING 8" FIRE LINE; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

EXISTING NO PARKING SIGN (APPROX.)

DOUBLE YELLOW CENTER LINE

EXISTING NO PARKING SIGN (APPROX.)

EXISTING NO PARKING SIGN (APPROX.)

EXISTING NO PARKING SIGN (APPROX.)

EXISTING KEY PAD, BOLLARDS, GATE BOX, & GATE (TO BE REMOVED)

KEY CONC. RAMP

EXISTING CONCRETE (TO BE REMOVED)

EXISTING ASPHALT & CURB (TO BE REMOVED BETWEEN POINTS)

REMOVE 52" OAK

52" OAK

CURB

REMOVE ASPHALT

MAIL BOXES

PLANTING AREA

HOLLY BUSH

PORCH

CONC. WALK

CONC.

APPROX. LOCATION OF EXISTING 8" FIRE LINE; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

EXISTING 2" BACKFLOW PREVENTER (DOMESTIC LINE) & EXISTING 8" BACKFLOW PREVENTER (FIRE LINE) LOCATED INSIDE BUILDING; APPROX. LOCATION

EXISTING FDC (APPROX. LOCATION)

APPROX. LOCATION OF EXISTING 4" SANITARY SEWER SERVICE PER PLUMBER (TO BE ABANDONED)

EXISTING CONCRETE DRIVE (TO BE REMOVED)

CONC. DRIVE

EXISTING STREET NAME SIGN (APPROX.)

CURB INLET
TOP=18.30'
INV = 15.70' (S)

SDMH
TOP=17.12'
INV = 13.22' (SE)
INV = 13.62' (NE)

SSMH
TOP=16.43'
INV = 12.28' (E)
INV = 12.28' (W)

8" TERRA COTTA

15" RCP

BUILDING #2

1 STORY BRICK BUILDING FFE = 16.20'

EXISTING FENCE (TO BE REMOVED)

EXISTING FDC (APPROX. LOCATION)

EXISTING CONCRETE (TO BE REMOVED)

EXISTING 4" SANITARY SEWER SERVICE & CLEANOUT

EXISTING 1" BACKFLOW PREVENTER (RELOCATE)

EXISTING CONCRETE (TO BE REMOVED OR OVERLAID)

REMOVE 28" OAK

W26" OAK

24" OAK

GRAVEL

REMOVE 26" OAK

REMOVE SIDEWALK FROM THIS POINT TO POINT WEST OF DRIVEWAY

REMOVE ASPHALT

SAW CUT ALONG LINE

DROP INLET (REPLACE)
TOP =15.30
INV =14.03" (W)
INV =14.48" (S)

DROP INLET (ABANDON)
TOP =15.11
INV = 14.05"

4" PIPE (ABANDON)

PLANTING AREA

ASPHALT

REMOVE CURB BETWEEN POINTS

REMOVE DRIVEWAY

CONC.

EXISTING CONCRETE (TO BE REMOVED OR OVERLAID)

BUILDING #1

FFE = 17.0'

BASEMENT

REMOVE SIDEWALK FROM THIS POINT TO POINT EAST OF DRIVEWAY

REMOVE PORTION OF EX. 12" RCP FROM EX. CURB INLET TO CB-3 (SEE DRAINAGE PLAN)

CURB INLET (REPLACE)
TOP=15.30'
INV = 11.25'

EXISTING 1" BACKFLOW PREVENTER

EXISTING 1" WATER METER (SERVES PART OF BUILDING #1)

EXISTING 4" SANITARY SEWER SERVICE & CLEANOUT (TO BE REMOVED)

EXISTING 4" SANITARY SEWER SERVICE & CLEANOUT (TO BE REMOVED)

EXISTING 4" SANITARY SEWER SERVICE & CLEANOUT (TO BE REMOVED)

EXISTING 4" SANITARY SEWER SERVICE & CLEANOUT (TO BE REMOVED, ABANDON AT THE MAIN)

EXISTING 6" BACKFLOW PREVENTER (FIRE LINE) LOCATED INSIDE BUILDING; APPROX. LOCATION

EXISTING FDC (APPROX. LOCATION)

8" METAL PIPE

DECK

EXISTING DECK (TO BE REMOVED)

N02°32'00"W 396.00'

396.12' (Field)

ELEVATED PLATFORM (TO BE REMOVED)

8" PIPE

BACK CURB

CURB INLET
TOP=9.42'
INV = 6.57' (NE)
INV = 5.64' (W)

SDMH
TOP=11.52'
INV = 9.02' (NE)
INV = 9.02' (E)

SSMH
TOP=11.84'
INV = 5.46' (N)
INV = 7.62' (E)
INV = 5.40' (W)

CURB INLET
TOP=12.47'
INV = 9.22' (SW)

EXISTING CONCRETE (TO BE REMOVED)

EXISTING 6" SANITARY SEWER SERVICE

EXISTING CONCRETE (TO BE REMOVED)

1 STORY BRICK BUILDING FFE = 16.95'

AC UNITS & FENCE (TO BE REMOVED)

EXISTING STREET NAME SIGN WITH STOP SIGN (APPROX.)

EXISTING FIRE HYDRANT (APPROX.)

EXISTING STREET NAME SIGN WITH STOP SIGN (APPROX.)

EXISTING NO PARKING SIGN (APPROX.)

EXISTING DECK (TO BE REMOVED)

SSMH
TOP=12.48'
INV = 6.81' (N)
INV = 6.81' (S)

EX. 5/8" WATER METER (SERVES BUILDING #2)

12" RCP
SDMH
TOP=13.02'
INV = 9.02' (NE)
INV = 8.02' (S)

SSMH
TOP=12.90'
INV = 8.40'

EXISTING FIRE HYDRANT (APPROX.)

APPROX. LOCATION OF EXISTING WATER MAIN; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

SDMH
TOP=11.56'
INV = 8.06' (NE)
INV = 3.56' (N&W)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

REV NO.	DESCRIPTION	DATE
	REVISIONS	
1	REVISED PER CLIENT.	8-24-15
2	REVISED PER TRC COMMENTS.	9-18-15
3	REVISED TO SHOW EXISTING SANITARY SEWER SERVICES BEING REMOVED/ABANDONED.	10-6-15
4	REVISED PER NCDOT TO LABEL R/W & WIDTH OF ROAD.	12-7-15
5	REVISED PER CLIENT.	1-25-16

EXISTING CONDITIONS & DEMOLITION PLAN

SOUTH FRONT II

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

FINAL DRAWING FOR REVIEW PURPOSES ONLY

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

DATE: 8-11-15
SCALE: 1"=20'
DRAWN: JCB
CHECKED: JEM
PROJECT NO: 261
SHEET NO: 2
OF: 11

SOUTH THIRD STREET
(99' R/W PUBLIC)

WHITE ARROW

MAP BOOK 68, PAGE 385

PARK AVE.
R/W (APPROXIMATE; BASED ON 99' OFFSET OF WESTERN R/W OF SOUTH THIRD STREET)

WILLARD STREET

BURNETT BLVD
(R/W VARIED)

GREENFIELD STREET
(66' R/W PUBLIC)

SOUTH SECOND STREET
(66' R/W PUBLIC)

CURB INLET
TOP=25.05'
INV = 21.00'
12"RCP

12"RCP

PROPOSED 2.5' VERTICAL CURB & GUTTER (NCDOT STD. 846.01) BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

BENCHMARK
X IN SIDEWALK
ELEV.=22.97'
NAVD '88

PROPOSED 2.5' VERTICAL CURB & GUTTER (NCDOT STD. 846.01) BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

46' (APPROX.) FC TO FC

DOUBLE YELLOW CENTER LINE

DASHED WHITE LANE LINE

PROPOSED 5' WIDE SIDEWALK

EXISTING FIRE HYDRANT (APPROX.)

R/W

S02°32'00"E 149.00'

LOT 1

LOT 2

LOT 3 & PART OF LOT 11

80.0'

S87°28'00"W

1 STORY WOOD FRAME DWELLING FFE = 30.52'

SIDEWALK

CONNECT PROPOSED FENCE TO EXISTING FENCE

PROPOSED FENCE

S15°14'00"W
S15°39'31"W
CH.99.70' (DEED)
CH.100.10' (FIELD)

10.14'

2.58'

S20°08'00"W

16.38'

CH.100.00' (DEED)
100.02' (FIELD)

CONC. WALK

S24°04'00"W
S24°02'03"W
CH.86.90' (DEED)
CH.86.77' (FIELD)

CONC. WALK @

CURB INLET
TOP=18.30'
INV = 15.70' (S)

15"RCP

SDMH
TOP=17.12'
INV = 13.22' (SE)
INV = 13.62' (NE)

1.6'

PERMEABLE PAVEMENT SYSTEM #1

BAFFLE #2

BAFFLE #1

START CURB

END CURB

CREPE MYRTLE

HOLLY BUSH

PORCH

CONC.

HOLLY BUSH
EXISTING BUILDING ENTRY

APPROX. LOCATION OF EXISTING 8" FIRE LINE; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

EXISTING FDC (APPROX. LOCATION)

DOUBLE YELLOW CENTER LINE

WALK

WOODED AREA

PROPOSED FREESTANDING INVERTED-U BICYCLE RACK (2 SPACES PER RACK)

CONC. WALK

BACK CURB

START CURB

250.00'

WHEELCHAIR RAMP

250.80' (Field)

S87°28'00"W

END CURB

DUMPSTER

END OF PROPOSED RETAINING WALL

100.00'

E.I. 0.7 OVER

4" CEDAR

12" CEDAR

8" OAK

10" TREE

8" TREE

24" OAK

REMOVE 8" TREE, 9" OAK & 10" TREE

REMOVE 28" OAK

REMOVE 52" OAK

52" OAK

REMOVE 23" OAK

STRIPED WALK

START OF PROPOSED RETAINING WALL

END OF PROPOSED RETAINING WALL
S02°32'00"E 49.00'

45.00'

N87°28'00"E

PLANTING AREA

125.00'

N87°28'00"E

6.01'

1.50'

PERVIOUS CONCRETE

W26" OAK

EXISTING FDC (APPROX. LOCATION)

BUILDING #2

1 STORY BRICK BUILDING FFE = 17.65'

2.25'

5.58'

5' STRIPED WALK

END CURB

WALK

2.25'

2.75'

4.0'

STRIPED WALK

DROP INLET (REPLACE) TOP =15.30 INV =13.03" (W) INV =14.88" (S)

14.52'

DROP INLET (ABANDON) TOP =15.11 INV = 14.05"

PLANTING AREA

STRIPED WALK

4" PIPE (ABANDON)

4" PIPE

37.95'

7.0'

5.0'

12.0'

PROPOSED SWING GATE

PROPOSED SWING GATE

KEYPAD

39.27'

25.01' (VARIES)

24.98' (VARIES)

0.63' (VARIES)

24.0'

13.0'

EXISTING WALL

PROPOSED BUILDING ENTRY

EXISTING STAIRS THAT LEAD TO PROPOSED CORRIDOR ENTRY ON WEST SIDE OF BUILDING; ADJUST ELEVATION AT TOP OF STAIRS TO 16.45

BUILDING #1

FFE = 17.0'

RETAIL SPACE (3,922 SF)

2-STORY UNITS IN THIS PORTION OF THE BUILDING

PROPOSED BUILDING ENTRY

REMOVE PORTION OF EX. 12" RCP FROM EX. CURB INLET TO CB-3 (SEE DRAINAGE PLAN)

CURB INLET (REPLACE) TOP=15.30' INV = 11.25'

PROPOSED RAIL MOUNTED INVERTED-U BICYCLE RACK (8 SPACES)

PROPOSED FREESTANDING INVERTED-U BICYCLE RACK (2 SPACES)

PROPOSED CORRIDOR ENTRY THAT LEADS TO EXISTING STAIRS ON EAST SIDE OF BUILDING; CONTRACTOR TO COORDINATE WITH DEVELOPER & ARCHITECT REGARDING PLACEMENT OF STAIRS

PROPOSED RAIL MOUNTED INVERTED-U BICYCLE RACK (8 SPACES)

PROPOSED RAIL MOUNTED INVERTED-U BICYCLE RACK (8 SPACES)

EXISTING FDC (APPROX. LOCATION)

8" METAL PIPE

N02°32'00"W
8" HDPE
24.396.00'
396.12' (Field)

BACK CURB

CURB INLET
TOP=9.42'
INV = 6.57' (NE)
INV = 5.64' (W)

15.57'

15" RCP

12" RCP

SDMH
TOP=9.55'
INV = 4.75'

CURB INLET
TOP=12.47'
INV = 9.22' (SW)

PROPOSED 5' WIDE SIDEWALK

R/W

SDMH
TOP=11.52'
INV = 9.02' (NE)
INV = 9.02' (E)

PROPOSED 2' VERTICAL CURB & GUTTER BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

PROPOSED 5' WIDE SIDEWALK

1 STORY BRICK BUILDING FFE = 16.95'

RAMP

CONCRETE

12" RCP

15" RCP

SDMH
TOP=11.56'
INV = 8.06' (NE)
INV = 3.56' (N&W)

12" RCP
SDMH
TOP=13.02'
INV = 9.02' (NE)
INV = 8.02' (S)

9.44'

APPROX. LOCATION OF EXISTING 8" FIRE LINE; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

APPROX. LOCATION OF EXISTING WATER MAIN; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

EXISTING FIRE HYDRANT (APPROX.)

EXISTING FIRE HYDRANT (APPROX.)

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

REV NO.	DESCRIPTION	DATE
	REVISIONS	
1	REVISED PER CLIENT.	8-24-15
2	REVISED PER TRC COMMENTS.	9-18-15
3	REVISED TO ADJUST DUMPSTER PAD & RETAINING WALL.	10-6-15
4	REVISED PER TRC COMMENTS.	10-8-15
5	REVISED PER TRC COMMENTS.	10-13-15
6	REVISED PER NCDOT TO LABEL R/W & WIDTH OF ROAD.	12-7-15
7	REVISED PER CLIENT.	1-25-16

SITE INVENTORY
SOUTH FRONT II
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DATE: 8-11-15
SCALE: 1"=20'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 261

FINAL DRAWING FOR REVIEW PURPOSES ONLY

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

SHEET NO: 3
OF: 11

SOUTH THIRD STREET
(99' R/W PUBLIC)

WHITE ARROW

MAP BOOK 68, PAGE 385

PARK AVE.

R/W (APPROXIMATE; BASED ON 99' OFFSET OF WESTERN R/W OF SOUTH THIRD STREET)

WILLARD STREET

PROPOSED 2.5' VERTICAL CURB & GUTTER (NCDOT STD. 846.01) BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

EXISTING 35 MPH SPEED LIMIT SIGN (APPROX.)

BENCHMARK
X IN SIDEWALK
ELEV.=22.97'
NAVD '88

SOUTH THIRD STREET
(99' R/W PUBLIC)

PROPOSED 2.5' VERTICAL CURB & GUTTER (NCDOT STD. 846.01) BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

DOUBLE YELLOW CENTER LINE

DASHED WHITE LANE LINE

46' (APPROX.) FC TO FC

PROPOSED 5' WIDE SIDEWALK

CONNECT PROPOSED FENCE TO EXISTING FENCE

PROPOSED FENCE

PERMEABLE PAVEMENT SYSTEM #1

BAFFLE #1

BAFFLE #2

START CURB

END CURB

CONC. WALK

CONC.

PORCH

HOLLY BUSH

HOLLY BUSH
EXISTING BUILDING ENTRY

CREPE MYRTLE

EXISTING STREET NAME SIGN (APPROX.)

BURNETT BLVD
(R/W VARIED)

LOT 1

LOT 2

LOT 3 & PART OF LOT 11

1 STORY WOOD FRAME DWELLING
FFE = 30.52'

SIDEWALK

END OF PROPOSED RETAINING WALL

START OF PROPOSED RETAINING WALL

STRIPED WALK

PROPOSED FREESTANDING INVERTED-U BICYCLE RACK (2 SPACES PER RACK)

EXISTING NO PARKING SIGN (APPROX.)

DOUBLE YELLOW CENTER LINE

EXISTING NO PARKING SIGN (APPROX.)

GREENFIELD STREET
(66' R/W PUBLIC)

BUILDING #2

1 STORY BRICK BUILDING
FFE = 17.65'

PERVIOUS CONCRETE

FOUNDATION PLANTING AREA

5' STRIPED WALK

PROPOSED WHEELCHAIR RAMP

PROPOSED 20'x70' SIGHT TRIANGLE

PROPOSED HANDICAP SIGN

END CURB

WALK

PROPOSED WHEEL STOP (TYP.)

PROPOSED SWING GATE

KEYPAD

PROPOSED HANDICAP SIGN

PROPOSED WHEEL STOP (TYP.)

BOLLARD (SEE NOTE #20)

STRIPED WALK

PLANTING AREA

EXISTING WALL

PROPOSED BUILDING ENTRY

EXISTING STAIRS THAT LEAD TO PROPOSED CORRIDOR ENTRY ON WEST SIDE OF BUILDING; ADJUST ELEVATION AT TOP OF STAIRS TO 16.45

FFE = 17.0'

RETAIL SPACE
(3,922 SF)

BUILDING #1

2-STORY UNITS IN THIS PORTION OF THE BUILDING

1 STORY BRICK BUILDING
FFE = 16.95'

RAMP

PROPOSED BUILDING ENTRY

PROPOSED 46'x46' SIGHT TRIANGLE

PROPOSED RAIL MOUNTED INVERTED-U BICYCLE RACK (8 SPACES)

PROPOSED FREESTANDING INVERTED-U BICYCLE RACK (2 SPACES)

PROPOSED CORRIDOR ENTRY THAT LEADS TO EXISTING STAIRS ON EAST SIDE OF BUILDING; CONTRACTOR TO COORDINATE WITH DEVELOPER & ARCHITECT REGARDING PLACEMENT OF STAIRS

PROPOSED RAIL MOUNTED INVERTED-U BICYCLE RACK (8 SPACES)

PROPOSED 2' VERTICAL CURB & GUTTER BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

PROPOSED 5' WIDE SIDEWALK

EXISTING NO PARKING SIGN (APPROX.)

EXISTING STREET NAME SIGN WITH STOP SIGN (APPROX.)

EXISTING STREET NAME SIGN WITH STOP SIGN (APPROX.)

SOUTH SECOND STREET
(66' R/W PUBLIC)

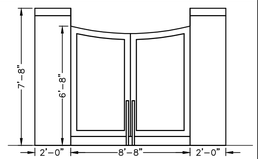
WILLARD STREET
(66' R/W PUBLIC)

INTERIOR LANDSCAPING ISLANDS			
LANDSCAPE ISLAND	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERCENT IMPERVIOUS
LI-1	247.24	3	1.22
LI-2	264.76	0	0
LI-3	235.16	11.57	4.92
LI-4	261.92	16.25	6.21
LI-5	217.46	4	1.84
LI-6	307.76	5	1.63
LI-7	500.12	9	1.80
LI-8	708.21	0	0
LI-9	216.00	0	0
LI-10	314.23	0	0
LI-11	417.37	0	0

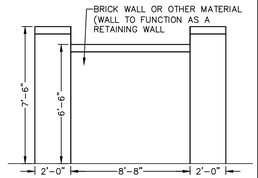
FOUNDATION PLANTING-NORTH SIDE OF BUILDING #2
REQUIRED AREA = (75.12' x 15.5') x 0.12 = 139.73 SF
PROVIDED AREA = 480.99 SF
*SEE LANDSCAPE PLAN FOR PROVIDED PLANTINGS

FOUNDATION PLANTING-WEST SIDE OF BUILDING #2
REQUIRED AREA = (75.11' x 16.6') x 0.12 = 149.62 SF
PROVIDED AREA = 169.01 SF
*SEE LANDSCAPE PLAN FOR PROVIDED PLANTINGS

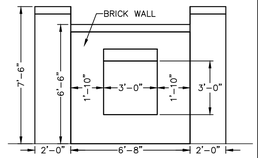
FOUNDATION PLANTING-SOUTH SIDE OF BUILDING #2
REQUIRED AREA = (75.13' x 15.8') x 0.12 = 142.45 SF
PROVIDED AREA = 156.40 SF
*SEE LANDSCAPE PLAN FOR PROVIDED PLANTINGS



DUMPSTER SCREENING DETAIL
(FRONT VIEW ELEVATION)
NOT TO SCALE



DUMPSTER SCREENING DETAIL
(REAR VIEW ELEVATION)
NOT TO SCALE



DUMPSTER SCREENING DETAIL
(SIDE VIEW ELEVATION)
NOT TO SCALE

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

REV NO.	DESCRIPTION	DATE
	REVISIONS	
1	REVISED PER CLIENT.	8-24-15
2	REVISED PER TRC COMMENTS.	9-18-15
3	REVISED PER TRC COMMENTS & TO ADJUST DUMPSTER PAD & RETAINING WALL.	10-6-15
4	REVISED PER TRC COMMENTS.	10-8-15
5	REVISED PER TRC COMMENTS.	10-13-15
6	REVISED PER NCDOT TO LABEL R/W & WITH OF ROAD.	12-7-15
7	REVISED PER CLIENT.	1-25-16

SITE PLAN
SOUTH FRONT II
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DATE: 8-11-15
SCALE: 1"=20'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 261

FINAL DRAWING FOR REVIEW PURPOSES ONLY

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

SHEET NO: 4
OF: 11

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SOUTH THIRD STREET
(99' R/W PUBLIC)

PARK AVE.
R/W (APPROXIMATE; BASED ON 99' OFFSET OF WESTERN R/W OF SOUTH THIRD STREET)

WILLARD STREET

BURNETT BLVD
(R/W VARIED)

GREENFIELD STREET
(66' R/W PUBLIC)

SOUTH SECOND STREET
(66' R/W PUBLIC)

MAP BOOK 68, PAGE 385

WHITE ARROW

CURB INLET
TOP=25.05'
INV = 21.00'
12"RCP

PROPOSED 2.5' VERTICAL CURB & GUTTER (NCDOT STD. 846.01) BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

EXISTING 35 MPH SPEED LIMIT SIGN (APPROX.)

BENCHMARK
X IN SIDEWALK
ELEV.=22.97'
NAVD '88

PROPOSED 2.5' VERTICAL CURB & GUTTER (NCDOT STD. 846.01) BETWEEN POINTS (RESTORE PLAZA TO MATCH EXISTING ADJACENT PLAZA)

PROPOSED 5' WIDE SIDEWALK

EXISTING 2" WATER METER (SERVES PART OF BUILDING #1)

46' (APPROX.) FC TO FC

DOUBLE YELLOW CENTER LINE

DASHED WHITE LANE LINE

CONNECT PROPOSED FENCE TO EXISTING FENCE

PROPOSED FENCE

PERMEABLE PAVEMENT SYSTEM #1

OBSERVATION WELL

BAFFLE #2

BAFFLE #1

PROPOSED FIRE HYDRANT ASSEMBLY

HOLLY BUSH

PORCH

CONC. WALK

HOLLY BUSH

EXISTING BUILDING ENTRY

CURB INLET
TOP=18.30'
INV = 15.70' (S)

2' WIDE CURB CUT

OBSERVATION WELL

PERMEABLE PAVEMENT SIGN

APPROX. LOCATION OF EXISTING 8" FIRE LINE; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

EXISTING FDC (APPROX. LOCATION)

EXISTING 2" BACKFLOW PREVENTER (DOMESTIC LINE) & EXISTING 8" BACKFLOW PREVENTER (FIRE LINE) LOCATED INSIDE BUILDING; APPROX. LOCATION

APPROX. LOCATION OF EXISTING 4" SANITARY SEWER SERVICE PER PLUMBER (TO BE ABANDONED)

EXISTING STREET NAME SIGN (APPROX.)

EXISTING FIRE HYDRANT (APPROX.)

EXISTING WOOD FRAME DWELLING
FFE = 30.52'

1 STORY

LOT 1

LOT 2

LOT 3 & PART OF LOT 11

S02°32'00"E 149.00'

S87°28'00"W 80.00'

N87°28'00"E 125.00'

S02°32'00"E 49.00'

EXISTING NO PARKING SIGN (APPROX.)

DOUBLE YELLOW CENTER LINE

EXISTING NO PARKING SIGN (APPROX.)

APPROX. LOCATION OF EXISTING 8" FIRE LINE; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING NO PARKING SIGN (APPROX.)

EXISTING NO PARKING SIGN (APPROX.)

EXISTING NO PARKING SIGN (APPROX.)

EXISTING FIRE HYDRANT (APPROX.)

EXISTING STREET NAME SIGN WITH STOP SIGN (APPROX.)

EXISTING FIRE HYDRANT (APPROX.)

EXISTING STREET NAME SIGN WITH STOP SIGN (APPROX.)

EXISTING UTILITY POLE

EXISTING GUY WIRE

EXISTING TRANSFORMER

EXISTING UTILITY POLE

EXISTING GUY WIRE

EXISTING TRANSFORMER

TOP OF WALL=24.50
TOP OF WALL=25.00
TOP OF WALL=25.50
TOP OF WALL=25.00
TOP OF WALL=24.50
TOP OF WALL=24.00
TOP OF WALL=23.50
TOP OF WALL=23.00
TOP OF WALL=22.50
TOP OF WALL=22.00
TOP OF WALL=21.50
TOP OF WALL=21.00
TOP OF WALL=20.50
TOP OF WALL=23.50
TOP OF WALL=23.00
TOP OF WALL=22.50
TOP OF WALL=22.00
TOP OF WALL=20.50
TOP OF WALL=20.50
TOP OF WALL=19.00
TOP OF WALL=18.50
TOP OF WALL=18.00
TOP OF WALL=17.75

SIDEWALK

DUMPSTER

WALK

BUILDING #2

1 STORY BRICK BUILDING
FFE = 17.65'

PERVIOUS CONCRETE

PROPOSED YARD INLET (SEE NOTE #21)

EXISTING 4" SANITARY SEWER SERVICE & CLEANOUT

5' WIDE CURB CUT

WHEELCHAIR RAMP

PROPOSED CB-1
TC=17.78
INV=13.03

PROPOSED 15" RCP

PROPOSED SWING GATE

PROPOSED 30" RCP

KEYPAD

PROPOSED SWING GATE

PROPOSED SDMH-1
TOP=18.65
INV=10.44

PROPOSED 30" RCP

PROPOSED CB-4
TC=15.37
INV=9.49

PROPOSED 30" RCP

PROPOSED CB-3
TC=15.20
INV(EX)=11.05
INV=9.29

PROPOSED 30" RCP

EXISTING NO PARKING SIGN (APPROX.)

PROPOSED CB-2
TC=14.96
INV=9.05

PROPOSED DI-2
(SEE NOTE #38)
TOP=16.16
TOP WEIR=15.82
BOTTOM WEIR=15.32
INV=10.94

PROPOSED DI-1
TOP=16.13
INV=10.67

PROPOSED 30" RCP

PROPOSED SDMH-2
TOP=16.30
INV=10.88

5' PIPE

PLANTING AREA

EXISTING WALL

PROPOSED BUILDING ENTRY

BUILDING #1

1 STORY BRICK BUILDING
FFE = 16.95'

FFE = 17.0'

FFE=17.0 FOR GARAGE SPACES ADJACENT TO WEST SIDE OF PARKING LOT

EXISTING STAIRS THAT LEAD TO PROPOSED CORRIDOR ENTRY ON WEST SIDE OF BUILDING; ADJUST ELEVATION AT TOP OF STAIRS TO 16.45

RETAIL SPACE
(3,922 SF)

PROPOSED BUILDING ENTRY

RELOCATED 1" BACKFLOW PREVENTER (FROM NEAR BUILDING #2)

EXISTING 1" BACKFLOW PREVENTER

EXISTING 1" WATER METER (SERVES PART OF BUILDING #1)

PROPOSED 4" SANITARY SEWER SERVICE & CLEANOUT (FOR POSSIBLE FUTURE GREASE LINE)

PROPOSED 6" SANITARY SEWER SERVICE & CLEANOUT

POSSIBLE FUTURE GREASE TRAP LOCATION

PROPOSED CORRIDOR ENTRY THAT LEADS TO EXISTING STAIRS ON EAST SIDE OF BUILDING; CONTRACTOR TO COORDINATE WITH DEVELOPER & ARCHITECT REGARDING PLACEMENT OF STAIRS

EXISTING 6" BACKFLOW PREVENTER (FIRE LINE) LOCATED INSIDE BUILDING; APPROX. LOCATION

8" PIPE, INV=8.25

EXISTING FDC (APPROX. LOCATION)

8" PIPE, INV=10.25

8" PIPE, INV=9.50

10" PIPE, INV=7.85

8" MET'AL PIPE

8" PIPE

BEGIN 8" DOWNSPOUT PIPING, INV=10.75

BEGIN 10" DOWNSPOUT PIPING, INV=7.73

END 10" DOWNSPOUT PIPING, INV=8.00

BEGIN 8" DOWNSPOUT PIPING, INV=8.25

PROPOSED 5' WIDE SIDEWALK

BEGIN 6" DOWNSPOUT PIPING, INV=8.75

BEGIN 4" DOWNSPOUT PIPING, INV=9.50

END 8" DOWNSPOUT PIPING, INV=7.91

12" RCP

SDMH
TOP=9.55'
INV = 4.75'

CURB INLET
TOP=9.42'
INV = 6.57' (NE)
INV = 5.64' (W)

15" RCP

SDMH
TOP=11.56'
INV = 8.06' (NE)
INV = 3.56' (N&W)

SSMH
TOP=12.48'
INV = 6.81' (N)
INV = 6.81' (S)

SSMH
TOP=12.90'
INV = 8.40'

12" RCP

SDMH
TOP=13.02'
INV = 9.02' (NE)
INV = 8.02' (S)

EX. 5/8" WATER METER (SERVES BUILDING #2)

APPROX. LOCATION OF EXISTING 8" FIRE LINE; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

PROPOSED FIRE HYDRANT ASSEMBLY (TO BE LOCATED WITHIN 8' OF BACK OF CURB)

APPROX. LOCATION OF EXISTING WATER MAIN; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & MATERIAL

8" TERRA COTTA

SDMH
TOP=17.12'
INV = 13.22' (SE)
INV = 13.62' (NE)

SSMH
TOP=16.43'
INV = 12.28' (E)
INV = 12.28' (W)

SDMH
TOP=11.52'
INV = 9.02' (NE)
INV = 9.02' (E)

SSMH
TOP=11.84'
INV = 5.46' (N)
INV = 7.62' (E)
INV = 5.40' (W)

BEGIN 4" DOWNSPOUT PIPING, INV=15.75

BEGIN 6" DOWNSPOUT PIPING, INV=15.00

BEGIN 8" DOWNSPOUT PIPING, INV=14.50

PROPOSED 5' WIDE SIDEWALK

BEGIN 10" DOWNSPOUT PIPING, INV=13.50

10" PIPE, INV=13.25

EXISTING 6" SANITARY SEWER SERVICE

PROVIDE 6" CLEANOUT ON EXISTING SEWER SERVICE IF ONE DOES NOT EXIST

10" PIPE, INV=13.00

8" PIPE, INV=14.00

END 10" DOWNSPOUT PIPING, INV=10.00

PROPOSED BUILDING ENTRY

CURB INLET
TOP=12.47'
INV = 9.22' (SW)

2-STORY UNITS IN THIS PORTION OF THE BUILDING

RETAIL SPACE
(3,922 SF)

PROPOSED BUILDING

RELOCATED 1" BACKFLO
(FROM NEAR BUILDING

GRADING NEAR RETAIL SPACE ENTRANCE
SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 1 OF 3
846.01

2'-6" CURB AND GUTTER

1'-6" CURB AND GUTTER

8" X 12" OR 18" CONCRETE CURB

9" X 12" OR 18" CONCRETE CURB

EXPRESSWAY GUTTER

SHOULDER BERM GUTTER

8" X 6" MEDIAN CURB

VALLEY GUTTER

SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
- PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
- JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
- CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
- FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
- SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

FILL ¾" x 1" DEEP GROOVED OR SAWN JOINT WITH JOINT SEALER

LONGITUDINAL JOINT

TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

STANDARD DETAIL
INTERFERENCE STORM DRAIN MANHOLE

SD 2-03

CITY OF WILMINGTON STANDARDS AND SPECIFICATIONS MANUAL (3rd EDITION) PUBLISHED JANUARY 2006 REVISED JANUARY 2015

SECTION "A-A"

CARRIER PIPE THRU M.H. TO BE CENTERED, O.I. PIPE

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	8-24-15
2	REVISED TO ADJUST SIZE & APPROX. LOCATION OF SEWER SERVICE ALONG WILLARD ST.	9-26-15
3	REVISED PER TRC COMMENTS.	9-18-15
4	REVISED PER TRC COMMENTS, TO ADJUST DUMPSTER PAD & RETAINING WALL, & TO ADD PROPOSED SEWER SERVICES.	10-6-15
5	REVISED PER TRC COMMENTS.	10-9-15
6	REVISED PER TRC COMMENTS.	10-13-15
7	REVISED TO ADD DOWNSPOUT PIPING.	10-22-15
8	REVISED PER NCDOT TO ADD DETAIL, LABEL R/W, & LABEL WIDTH OF ROAD.	12-7-15
9	REVISED PER CLIENT.	1-25-16

REVISIONS

DRAINAGE & UTILITY PLAN
SOUTH FRONT II
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DATE: 8-11-15
SCALE: 1"=20'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 261

FINAL DRAWING FOR REVIEW PURPOSES ONLY

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

SHEET NO: 5
OF: 11

STANDARD DETAIL

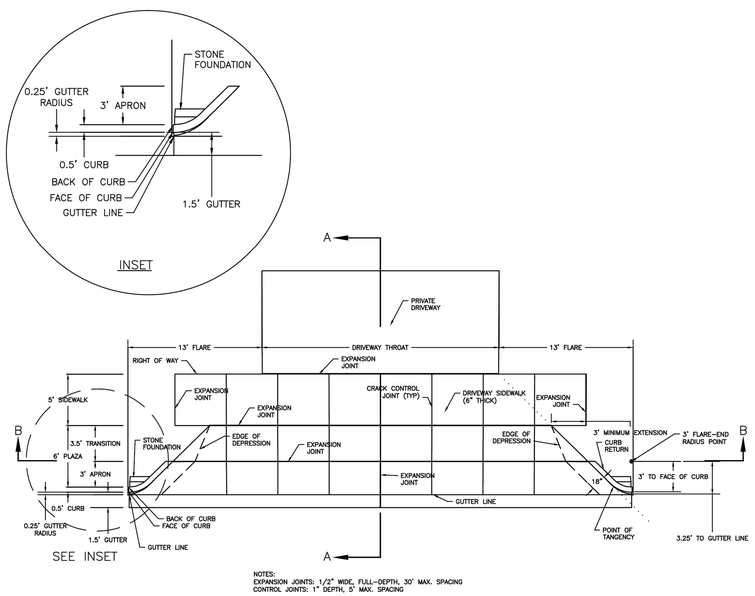
COMMERCIAL DRIVEWAY PLAN

1 of 2

CITY OF WILMINGTON ENGINEERING
P.O. BOX 1810
WILMINGTON N.C. 28402
(910) 341-7807

SD 3-03.3

DATE:	JUNE 1, 2015
DRAWN BY	JSR
CHECKED BY	D.E.C., P.E.
SCALE	NOT TO SCALE



NOTES:
EXPANSION JOINTS: 1/2" WIDE, FULL-DEPTH, 30' MAX. SPACING
CONTROL JOINTS: 1" DEPTH, 5' MAX. SPACING

COMMERCIAL DRIVEWAY

STANDARD DETAIL

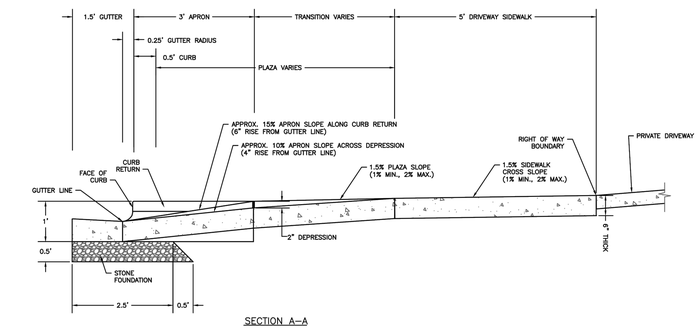
COMMERCIAL DRIVEWAY SECTIONS

2 of 2

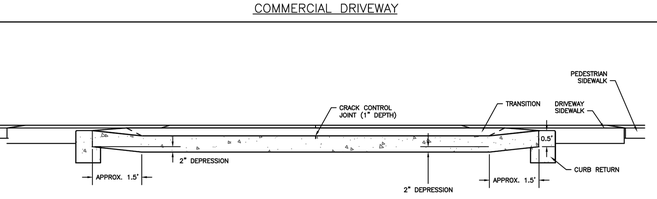
CITY OF WILMINGTON ENGINEERING
P.O. BOX 1810
WILMINGTON N.C. 28402
(910) 341-7807

SD 3-03.4

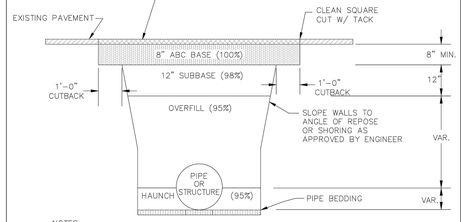
DATE:	JUNE 1, 2015
DRAWN BY	JSR
CHECKED BY	D.E.C., P.E.
SCALE	NOT TO SCALE



SECTION A–A



SECTION B–B



NOTES:

1. CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
2. FILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
3. SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
4. SOIL SHALL BE INSTALLED IN 6"–8" LIFTS AND COMPACTED BY A MECHANIZED TAMPER (I.E JUMPING JACK), HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
5. ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
6. COMPACT MATERIALS TO MINIMUM % DENSITY SHOWN IN DIAGRAM AS DETERMINED BY THE STANDARD PROCTOR METHOD ASTM D-698-A FOR SOILS; AND ASTM D-698-C FOR ABC STONE; AND BY NUCLEAR GAUGE OR CORE SAMPLE FOR ASPHALT.
7. CUTBACKS OF ASPHALT SHALL BE PREPARED ON EDGE OF EXCAVATION OVER TOP OF UNDISTURBED SOIL.

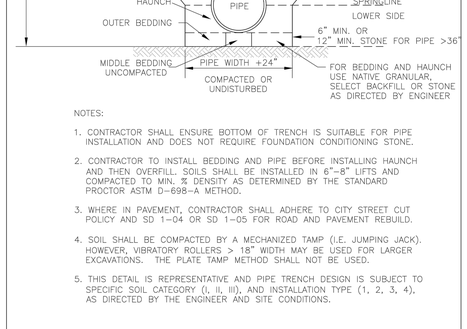
STANDARD DETAIL

PAVEMENT REPAIRS- UTILITY CUTS

DATE:	MAY, 2013
DRAWN BY	JSR
CHECKED BY	D.E.C., P.E.
SCALE	NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING OFFICE
212 OPERATIONS CENTER DRIVE
WILMINGTON N.C. 28412
(910) 341-7807

SD 1-05



NOTES:

1. CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR PIPE INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
2. CONTRACTOR TO INSTALL BEDDING AND PIPE BEFORE INSTALLING HAUNCH AND THEN OVERFILL. SOILS SHALL BE INSTALLED IN 6"–8" LIFTS AND COMPACTED TO MIN. % DENSITY AS DETERMINED BY THE STANDARD PROCTOR ASTM D-698-A METHOD.
3. WHERE IN PAVEMENT, CONTRACTOR SHALL ADHERE TO CITY STREET CUT POLICY AND SD 1-04 OR SD 1-05 FOR ROAD AND PAVEMENT REBUILD.
4. SOIL SHALL BE COMPACTED BY A MECHANIZED TAMP (I.E. JUMPING JACK). HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
5. THIS DETAIL IS REPRESENTATIVE AND PIPE TRENCH DESIGN IS SUBJECT TO SPECIFIC SOIL CATEGORY (I, II, III), AND INSTALLATION TYPE (1, 2, 3, 4), AS DIRECTED BY THE ENGINEER AND SITE CONDITIONS.

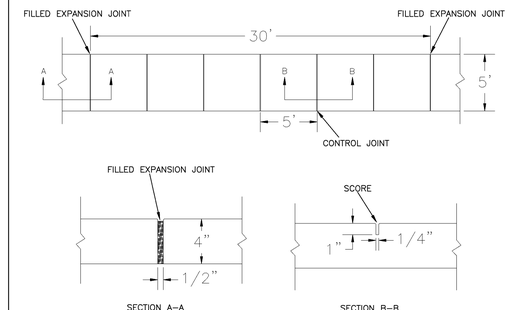
STANDARD DETAIL

PIPE TRENCH TYPICAL

DATE:	MAY, 2013
DRAWN:	JSR
CHECKED:	BDR, P.E.
SCALE:	NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
212 OPERATIONS CENTER DRIVE
WILMINGTON N.C. 28412
(910) 341-7807

SD 1-07



NOTES:

1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" – 3,000 PSI.
5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL
6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

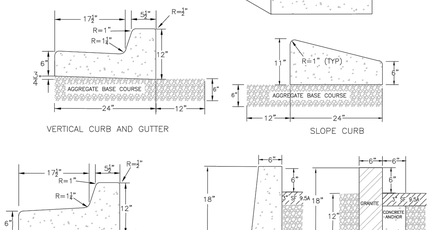
STANDARD DETAIL

SIDEWALK

DATE:	OCTOBER, 2010
DRAWN:	PB/JSR
CHECKED:	DEC
SCALE	NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
P.O. BOX 1810
WILMINGTON N.C. 28402
(910) 341-7807

SD 3-10



NOTES: 1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
3. MINIMUM INSTALLATION LENGTH IS 5 FT.
4. CONCRETE TO BE 3000 PSI MIN.
5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

STANDARD DETAIL

CURBING

DATE:	AUGUST, 2011
DRAWN:	PB/JSR
CHECKED:	DEC
SCALE	NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
P.O. BOX 1810
WILMINGTON N.C. 28402
(910) 341-7807

SD 3-11

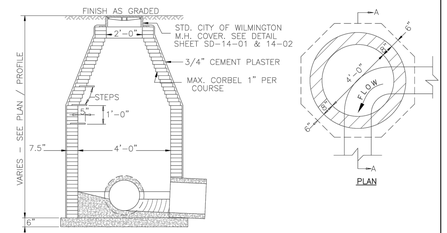
STANDARD DETAIL

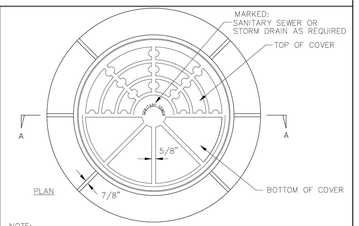
GUIDELINES FOR STORM DRAIN MANHOLE

DATE:	2001
DRAWN BY	JSR/CMR
CHECKED BY	B.P., P.E.
SCALE	NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
P.O. BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

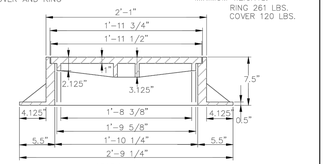
SD 2-03





NOTE:
RING & COVER CONTACT SURFACES SHALL BE MACHINED TO INSURE EVEN BEARING OF COVER AND RING

MINIMUM WEIGHTS:
RING 261 LBS.
COVER 120 LBS.



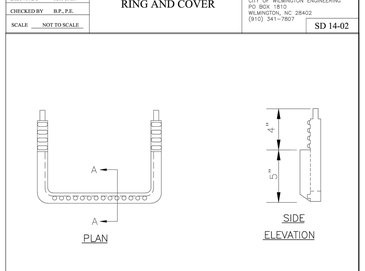
STANDARD DETAIL

STANDARD MAN-HOLE RING AND COVER

DATE:	2001
DRAWN BY	JSR/CMR
CHECKED BY	B.P., P.E.
SCALE	NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 14-02



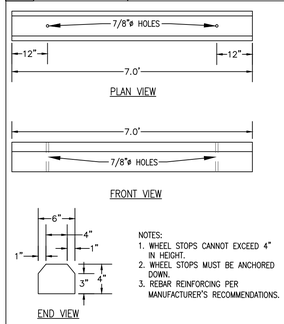
STANDARD DETAIL

SLIP RESISTANT MANHOLE STEP

DATE:	2001
DRAWN BY	JSR/CMR
CHECKED BY	B.P., P.E.
SCALE	NOT TO SCALE

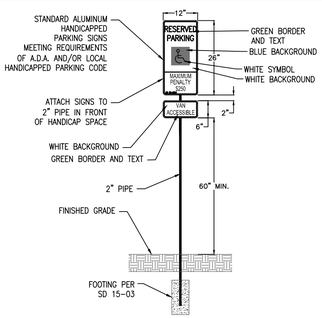
CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 14-10



NOTES:
1. WHEEL STOPS CANNOT EXCEED 4" IN HEIGHT.
2. WHEEL STOPS MUST BE ANCHORED DOWN.
3. REBAR REINFORCING PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



HANDICAPPED SIGN DETAIL
NOT TO SCALE

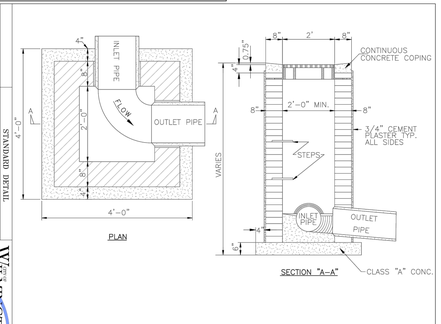
STANDARD DETAIL

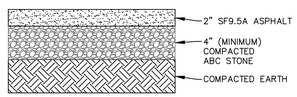
GRILL BASIN

DATE:	2001
DRAWN BY	JSR
CHECKED BY	B.P., P.E.
SCALE	NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
P.O. BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 2-02





ASPHALT PAVEMENT DETAIL
NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

REV NO.	DESCRIPTION REVISIONS	DATE

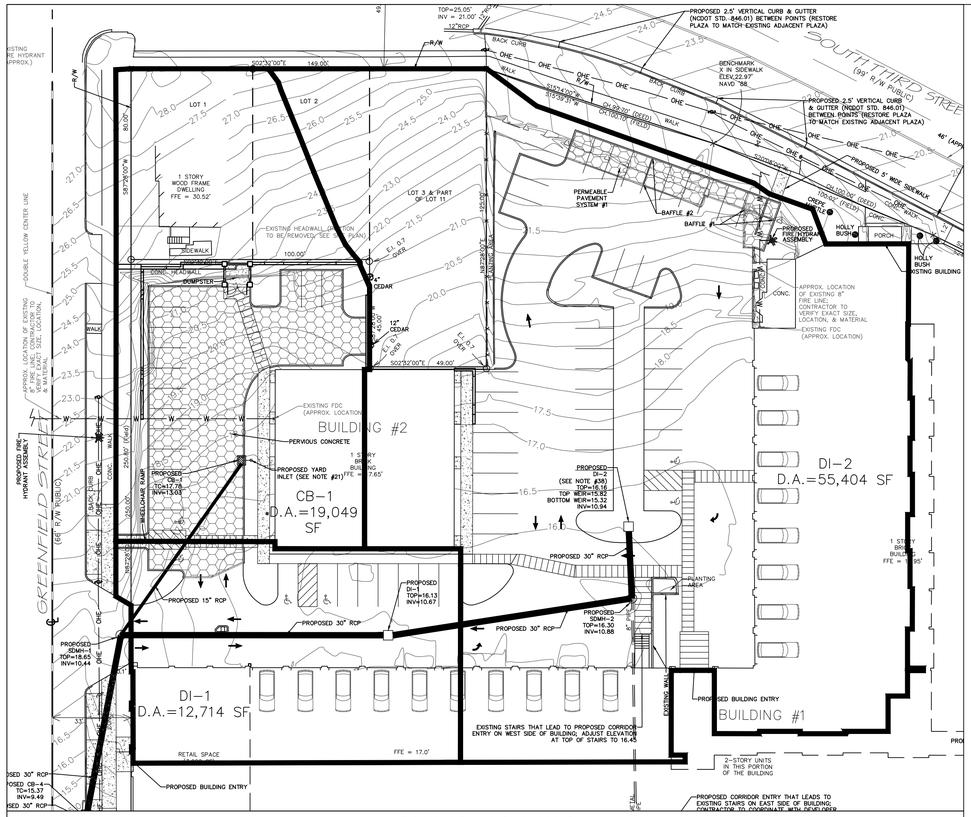
FINAL DRAWING FOR REVIEW PURPOSES ONLY

DETAIL SHEET
SOUTH FRONT II
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

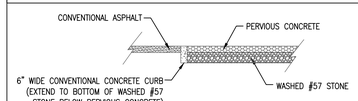
Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

DATE:	9-18-15
SCALE:	N.T.S.
DRAWN:	JCB
CHECKED:	JBM
PROJECT NO:	261
SHEET NO:	6
OF:	11



DRAINAGE AREA MAP

SCALE: 1:=30'

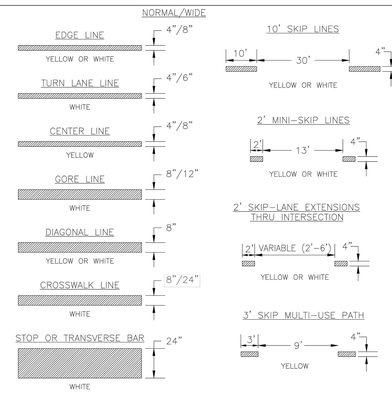


PERVIOUS CONCRETE & CONVENTIONAL ASPHALT BOUNDARY DETAIL

NOT TO SCALE

SOIL TEST RESULTS PER APPLIED RESOURCE MANAGEMENT, PC				
TEST LOCATION	EXISTING GROUND ELEVATION (FEET)*	SHWT (INCHES BELOW GROUND SURFACE)**	SHWT ELEVATION (FEET)***	HYDRAULIC CONDUCTIVITY RATE (INCHES PER HOUR)**
SB-1	22.72	> 108	< 13.72	26.16
SB-2	23.44	> 108	< 14.44	10.02
SB-3	16.50	> 108	< 7.50	10.90
SB-4	20.19	> 108	< 11.19	39.29

* INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, PC.
** INFORMATION PROVIDED BY APPLIED RESOURCE MANAGEMENT, PC.
*** CALCULATED BASED ON INFORMATION PROVIDED BY OTHERS.



1—PAVEMENT MARKINGS AND SYMBOLS SHALL BE DESIGNED PER MUTCD WITH APPROVAL FROM CITY TRAFFIC ENGINEERING, AND INSTALLED IN ACCORDANCE WITH NCDOT DIVISION 12 SPECIFICATIONS.

2—GENERALLY, PERMANENT MARKINGS WILL BE UNIFORM AND SMOOTH AND WILL CONSIST OF 120MIL OF THERMOPLASTIC FOR ALL LINES AND SYMBOLS; TEMPORARY MARKINGS SHALL CONSISTS OF 15 MIL PAINT, EVERY 6 MONTHS.

3—DURING APPLICATION THE EXISTING PAVEMENT SHALL NOT SHOW SIGNS OF MOISTURE AND BE CLEAN, FREE OF DIRT AND OIL, ETC. THERMOPLASTIC SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 50° F AND RISING. PAINT SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 40° F AND RISING.

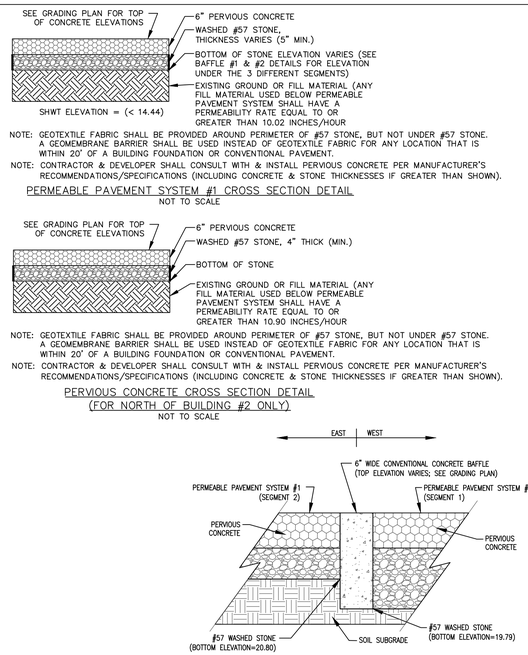
DATE:	DECEMBER, 2011
DRAWN BY	JSR
CHECKED BY	BDR, P.E.
SCALE	NOT TO SCALE

STANDARD DETAIL

PAVEMENT MARKINGS LINE TYPES

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 11-01



NOTE: GEOTEXTILE FABRIC SHALL BE PROVIDED AROUND PERIMETER OF #57 STONE, BUT NOT UNDER #57 STONE. A GEOMEMBRANE BARRIER SHALL BE USED INSTEAD OF GEOTEXTILE FABRIC FOR ANY LOCATION THAT IS WITHIN 20' OF A BUILDING FOUNDATION OR CONVENTIONAL PAVEMENT.

NOTE: CONTRACTOR & DEVELOPER SHALL CONSULT WITH & INSTALL PERVIOUS CONCRETE PER MANUFACTURER'S RECOMMENDATIONS/SPECIFICATIONS (INCLUDING CONCRETE & STONE THICKNESSES IF GREATER THAN SHOWN).

PERMEABLE PAVEMENT SYSTEM #1 CROSS SECTION DETAIL

NOT TO SCALE

NOTE: GEOTEXTILE FABRIC SHALL BE PROVIDED AROUND PERIMETER OF #57 STONE, BUT NOT UNDER #57 STONE. A GEOMEMBRANE BARRIER SHALL BE USED INSTEAD OF GEOTEXTILE FABRIC FOR ANY LOCATION THAT IS WITHIN 20' OF A BUILDING FOUNDATION OR CONVENTIONAL PAVEMENT.

NOTE: CONTRACTOR & DEVELOPER SHALL CONSULT WITH & INSTALL PERVIOUS CONCRETE PER MANUFACTURER'S RECOMMENDATIONS/SPECIFICATIONS (INCLUDING CONCRETE & STONE THICKNESSES IF GREATER THAN SHOWN).

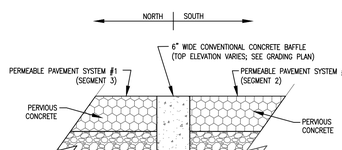
PERVIOUS CONCRETE CROSS SECTION DETAIL (FOR NORTH OF BUILDING #2 ONLY)

NOT TO SCALE

NOTE: BOTTOM ELEVATION OF #57 WASHED STONE SHALL BE CONSTANT UNDER EACH SEGMENT OF PERVIOUS CONCRETE.

CONCRETE BAFFLE #1 CROSS SECTION DETAIL

NOT TO SCALE



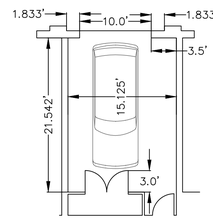
NOTE: BOTTOM ELEVATION OF #57 WASHED STONE SHALL BE CONSTANT UNDER EACH SEGMENT OF PERVIOUS CONCRETE.

CONCRETE BAFFLE #2 CROSS SECTION DETAIL

NOT TO SCALE

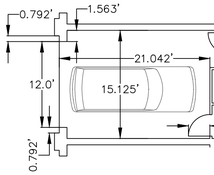
CONSTRUCTION SEQUENCE FOR INSTALLATION OF PERMEABLE PAVEMENT (NCDENR STORMWATER BMP MANUAL CHAPTER 18)

1. ENSURE ACCEPTABLE CONDITIONS FOR CONSTRUCTION
   - PERVIOUS SURFACES MUST BE GRADED TO DRAIN AWAY FROM THE PERMEABLE PAVEMENT, EXCEPT WHERE THIS IS UNAVOIDABLE, SUCH AS PARKING LOT ISLANDS, AND AREA BETWEEN BUILDINGS & PARKING LOT.
   - IMPERVIOUS AREAS THAT WILL DRAIN TO THE PERMEABLE PAVEMENT ARE COMPLETED.
   - AREAS ADJACENT TO THE PERMEABLE PAVEMENT ARE STABILIZED (VEGETATION, MULCH, STRAW, FIBER BLANKETS, ETC.) IN ORDER TO PREVENT EROSION & POSSIBLE CONTAMINATION WITH SEDIMENTS.
   - CONSTRUCTION ACCESS TO OTHER PORTIONS OF THE SITE IS ESTABLISHED SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE DURING INSTALLATION. INSTALL BARRIERS/FENCES AS NEEDED.
   - WEATHER FORECAST CALLS FOR A WINDOW OF DRY WEATHER TO PREVENT EXCESS COMPACTION OR SMEARING OF THE SOIL SUBGRADE WHILE IT IS EXPOSED.
   - ALL PERMEABLE PAVEMENT AREAS ARE CLEARLY MARKED ON THE SITE.
2. EXCAVATE PERMEABLE PAVEMENT AREA & PREPARE SUBGRADE SURFACE
   - EXCAVATE IS DRY SUBGRADE CONDITIONS & AVOID EXCAVATING IMMEDIATELY AFTER STORMS WITHOUT A SUFFICIENT DRYING PERIOD.
   - DO NOT ALLOW EQUIPMENT TO CROSS THE PAVEMENT AREA AFTER EXCAVATION HAS BEGUN.
   - OPERATE EXCAVATION EQUIPMENT FROM OUTSIDE THE EXCAVATION AREA OR FROM UNEXCAVATED PORTIONS OF THE AREA USING AN EXCAVATION STAGING PLAN.
   - USE EQUIPMENT WITH TRACKS RATHER THAN TIRES TO MINIMIZE SOIL COMPACTION WHEN EQUIPMENT ON THE SUBGRADE SURFACE IS UNAVOIDABLE.
   - DIG THE FINAL 9 TO 12 INCHES BY USING THE TEETH OF THE EXCAVATOR BUCKET TO LOOSEN SOIL & DO NOT SMEAR THE SUBGRADE SOIL SURFACE. FINAL GRADING OR SMOOTHING OF SUBGRADE SHOULD BE DONE BY HAND IF POSSIBLE.
   - THE FINAL SUBGRADE SLOPE SHALL NOT EXCEED 0.5%. THE FINAL SUBGRADE SHALL BE SURVEYED BEFORE PROCEEDING WITH INSTALLATION.
   - MINIMIZE THE TIME BETWEEN EXCAVATION AND PLACEMENT OF THE AGGREGATE.
   - AFTER THE SUBGRADE SLOPE IS VERIFIED, SCARIFY THE SOIL SUBGRADE SURFACE TO MAINTAIN THE SOILS PRE-DISTURBANCE INFILTRATION RATE.
   - TO SCARIFY THE PAVEMENT, USE THE EXCAVATOR BUCKET'S TEETH TO RAKE THE SURFACE OF THE SUBGRADE.
3. TEST THE SUBGRADE SOIL INFILTRATION RATE (INFILTRATION SYSTEMS ONLY)
   - IMMEDIATELY AFTER EXCAVATION & BEFORE THE AGGREGATE IS PLACED, CONDUCT A DIRECT MEASUREMENT OF THE SOIL'S INFILTRATION RATE. INFILTRATION TESTING SHALL BE PERFORMED BY AN APPROPRIATELY-QUALIFIED PROFESSIONAL.
   - RESULTS OF THE INFILTRATION TESTING SHALL BE PROVIDED TO THE ENGINEER.
   - IF THE SOIL TEST SHOWS INFILTRATION RATE(S) THAT ARE LOWER THAN THE RATE(S) USED IN THE DESIGN, THEN ADDITIONAL SCARIFICATION, RIPPING, OR TRENCHING OF THE SOIL WILL BE NEEDED.
   - CONTRACTOR SHALL CONTACT & RECEIVE APPROVAL FROM ENGINEER OF RECORD TO CONTINUE INSTALLATION OF PERMEABLE PAVEMENT.
4. PLACE GEOTEXTILES AND GEOMEMRANE (IF APPLICABLE)
   - FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE APPROPRIATE OVERLAP BETWEEN ROLLS OF MATERIAL. SECURE THE MATERIAL TO ENSURE IT DOES NOT MOVE OR WRINKLE WHEN PLACING AGGREGATE.
5. PLACE OBSERVATION WELL(S)
   - PLACE OBSERVATION WELL(S) ACCORDING TO THE PLAN AND VERIFY THAT THE ELEVATIONS ARE CORRECT.
6. PLACE & COMPACT AGGREGATE BASE
   - INSPECT ALL AGGREGATES TO ENSURE THEY ARE CLEAN, FREE OF FINES, AND CONFORM TO THE PLANS.
   - IF AGGREGATE DELIVERED TO THE SITE CANNOT BE IMMEDIATELY PLACED INTO THE EXCAVATION, THEY SHOULD BE STOCKPILED ON AN IMPERVIOUS SURFACE, GEOTEXTILE, OR ON AN IMPERVIOUS MATERIAL TO KEEP THE AGGREGATE FREE OF SEDIMENT.
   - IF AGGREGATE BECOMES CONTAMINATED WITH SEDIMENT, THEN IT SHALL BE REPLACED WITH CLEAN AGGREGATE.
   - BEFORE PLACING THE AGGREGATE BASE, REMOVE ANY ACCUMULATION OF SEDIMENTS ON THE FINISHED SOIL SUBGRADE.
   - IF THE EXPOSED SUBGRADE HAS BEEN SUBJECTED TO RAINFALL BEFORE PLACMENT OF THE AGGREGATE, THEN THE SUBGRADE SURFACE MUST BE SCARIFIED TO BREAK UP THE RESULTING SURFACE CRUST.
   - SLOPES & ELEVATIONS SHALL BE CHECKED ON THE SOIL SUBGRADE AND THE FINISHED ELEVATION OF BASE (AFTER COMPACTION) OR BEDDING MATERIALS TO ASSURE THEY CONFORM TO THE PLANS AND SPECIFICATIONS.
   - THE AGGREGATE SHALL BE SPREAD (NOT DUMPED) BY A FRONT-END LOADER OR FROM DUMP TRUCKS DEPOSITING FROM NEAR THE EDGE OF THE EXCAVATED AREA OR DIRECTLY ON DEPOSITED AGGREGATE PILES. MOISTEN AND SPREAD THE WASHED STONE WITHOUT DRIVING ON THE SOIL SUBGRADE. BE CAREFUL NOT TO DAMAGE THE OBSERVATION WELLS DURING COMPACTION.
   - FOLLOW COMPACTION RECOMMENDTATIONS BY THE PERMEABLE PAVEMENT MANUFACTURER OR THAT FROM INDUSTRY GUIDELINES.
   - BE SURE THAT CORNERS, AREAS AROUND UTILITY STRUCTURES AND OBSERVATION WELLS, & TRANSITION AREAS TO OTHER PAVEMENTS ARE ADEQUATELY COMPACTED.
   - DO NOT CRUSH AGGREGATES DURING COMPACTION.
7. INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS
   - EDGE RESTRAINTS AND BARRIERS BETWEEN PERMEABLE IMPERVIOUS PAVEMENT SHALL BE INSTALLED PER THE PLAN. BEFORE MOVING ON TO CONSTRUCTION STEP 8, BE CERTAIN THE DESIGN AND INSTALLATION ARE CONSISTENT.
8. INSTALL PAVEMENT COURSE
   - PERVIOUS CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF ACI 522.1 SPECIFICATION FOR PERVIOUS CONCRETE.
   - INSTALLATION OF THE PERVIOUS CONCRETE MAY BE ACCOMPLISHED USING EITHER THE ONE-STEP OR THE TWO-STEP METHOD.
9. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION
   - IF IT IS NOT POSSIBLE TO INSTALL THE PERMEABLE PAVEMENT AT THE END OF THE SITE CONSTRUCTION TIMELINE, THEN PROTECT THE PAVEMENT UNTIL PROJECT COMPLETION. THIS SHALL BE DONE BY:
     - A) ROUTING CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE (INSTALL BARRIERS/FENCES AS NEEDED).
     - B) IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE USED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
     - C) SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.



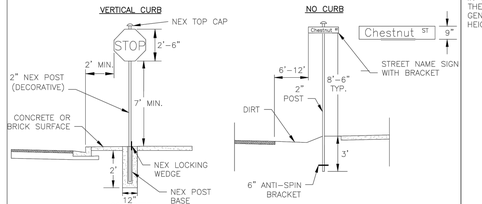
TYPICAL GARAGE PARKING SPACE ADJACENT TO WEST SIDE OF PARKING LOT DETAIL (PER ARCHITECT DRAWING)

NOT TO SCALE

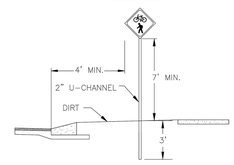


TYPICAL GARAGE PARKING SPACE ADJACENT TO SOUTH SIDE OF PARKING LOT DETAIL (PER ARCHITECT DRAWING)

NOT TO SCALE



SLOPE CURB



*DETAILS SHOW VARIOUS TYPES AND LOCATION, BUT NOT ALL COMBINATIONS.

DATE:	NOVEMBER, 2011
DRAWN BY	JSR
CHECKED BY	BDR, P.E.
SCALE	NOT TO SCALE

STANDARD DETAIL

STREET SIGNS AND LOCATION

SHEET 1 of 2

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 15-03

SIGNS

1. All signs shall meet the requirements of MUTCD and City Traffic Engineering in effect at the time of construction.
2. All Traffic Control Signs including multi-use paths shall be fabricated with 0.080 inch aluminum blanks using high intensity prismatic reflective sheeting Type IV or better. STOP signs shall be a minimum of 30"x30".
3. SPECIAL DESIGNATION signs by location and type shall adhere to City of Wilmington signage plan (ie. downtown, historic, cross-city trail, parks, riverfront, scenic by-way, parking, etc.) and all associated policies.
4. POST MOUNTED STREET NAME SIGNS shall be fabricated with 9" extruded aluminum street name sign blanks using a standard cut-out. Minimum sign length is 18" long and increasing in 6" increments to 54" maximum as dictated by the number of letters in the name. The color scheme shall be white letters on a green background without a border. Generally, in the downtown and historic areas or as designated in the City of Wilmington signage plan the background shall be blue and contain a topper.
5. Decorative sign posts shall consist of the NEX sign support system, 2" octagonal tube, 14 gauge, powder coated glossy black and include cap, post, base and wedge.
6. All other sign posts shall be u-channel posts made of galvanized steel with 8' posts 2lbs/ft or 12' posts 3lbs/ft. Galvanized NEX post may be substituted with approval from the City Signs and Markings Engineer.
7. OVERHEAD STREET NAME SIGNS shall be fabricated with 0.080 inch aluminum flat sign blanks 18" in height using a standard cut-out. Sign length will be dictated by the number of letters in the name. For mast-arm type traffic signal supports and other overhead support systems refer to the design plans for maximum sign length.
8. All sign lettering, colors and fonts shall adhere to the MUTCD in effect at the time of construction. Florescent Yellow-Green shall be used on signs, in place of Yellow, when listed as an optional color in the MUTCD. Generally, the font will be FHWA series fonts (Highway Gothic.) Other font types require prior City Signs and Markings Engineer approval .

LOCATION

9. Sign locations depend on the edge of road condition. Generally, signs shall be a minimum 2' from face of a vertical curb, 4' from front of slope face curb, and 6' from edge of pavement without curb. Signs shall not be located more than 12' from any of these locations.
10. Sign posts installed in dirt shall be buried a minimum of 36". Octagonal posts shall utilize an anti-spin device, 6" in length minimum. Sign posts installed in concrete or brick shall utilize a base cast in concrete 24" x 12" diameter.
11. Street name signs shall be installed 8'-6" from the ground to the bottom of the sign. Street name signs located with STOP signs shall be installed above the STOP sign. A 6" space shall be maintained between the STOP sign and a Street name sign that is parallel to the STOP sign face. All other signs should be mounted per MUTCD guidelines for Urban Areas.

DATE:	NOVEMBER, 2011
DRAWN BY	JSR
CHECKED BY	BDR, P.E.
SCALE	NOT TO SCALE

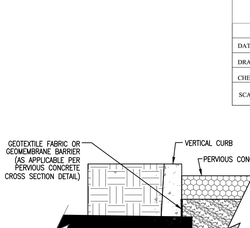
STANDARD DETAIL

STREET SIGNS AND LOCATION

SHEET 2 of 2

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 15-03

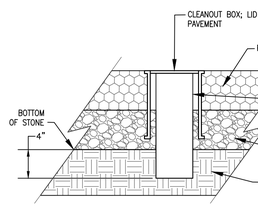


EXTEND DOWNSPOUT PIPE A MINIMUM OF 6" INTO STONE & FASTEN A WIRE MESH SCREEN (1/2" OPENINGS) ON THE END OF THE PIPE

NOTE: CONTRACTOR SHALL PROVIDE ADDITIONAL #57 STONE AS NECESSARY TO ENSURE A 2'x2' AREA AT THE END OF THE DOWNSPOUT PIPE HAS A MINIMUM OF 2" OF #57 STONE BELOW IT.

TYP. DOWNSPOUT PIPING CONNECTION TO STONE BELOW PERVIOUS CONCRETE DETAIL

NOT TO SCALE

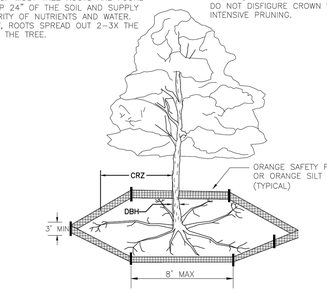


OBSERVATION WELL DETAIL

NOT TO SCALE

NOTE:
THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

NOTE:
CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.



NOTES:

1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATTS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
4. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
6. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF $500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

DATE:	JAN, 2015
DRAWN BY	JSR
CHECKED BY	RDG, P.E.
SCALE	NOT TO SCALE

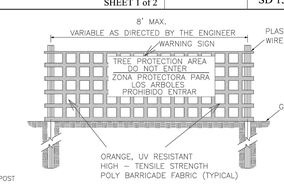
STANDARD DETAIL

TREE PROTECTION DURING CONSTRUCTION

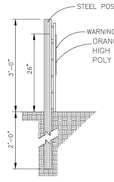
SHEET 1 of 2

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

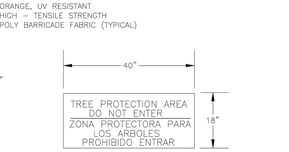
SD 15-09



FRONT VIEW



SIDE VIEW



WARNING SIGN DETAIL

NOTES:

1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

DATE:	JAN, 2015
DRAWN BY	JSR
CHECKED BY	RDG, P.E.
SCALE	NOT TO SCALE

STANDARD DETAIL

TREE PROTECTION DURING CONSTRUCTION

SHEET 2 of 2

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 15-09

PERMEABLE PAVEMENT SIGN DETAIL

NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

DETAIL SHEET & DRAINAGE MAP

SOUTH FRONT II

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DATE:	9-18-15
SCALE:	N.T.S.
DRAWN:	JCB
CHECKED:	JBM
PROJECT NO:	261

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

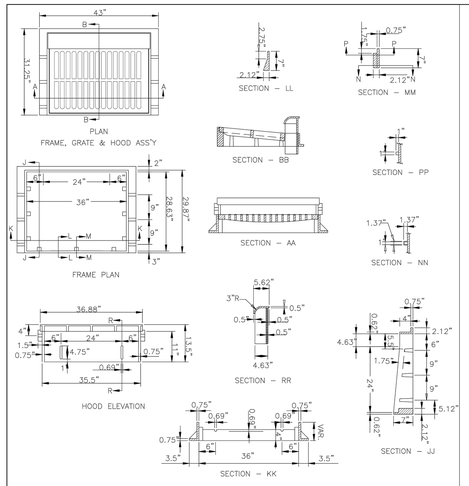
Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

SHEET NO: 7
OF: 11

REV NO.	DESCRIPTION	DATE
	REVISIONS	
1	REVISED TO ADJUST DUMPSTER PAD & RETAINING WALL.	10-6-15
2	REVISED PER TRC COMMENTS.	10-13-15
3	REVISED PER CLIENT.	1-25-16

FINAL DRAWING FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES



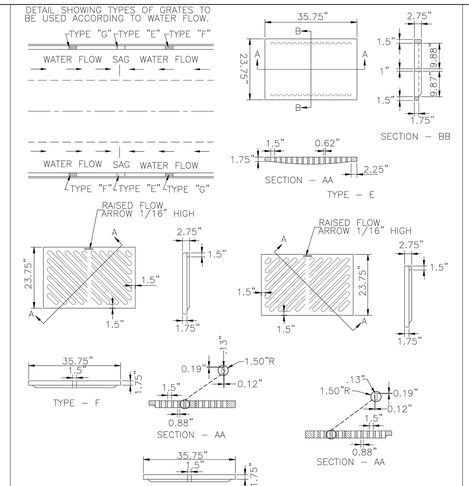
NOTES: 1) USE TYPE "E","F",& "G" GRATE UNLESS OTHERWISE INDICATED

2) TOP OF HOOD CASTING SHALL HAVE RAISED LETTERS WHICH SAY: "KEEP STORM DRAIN CLEAN! DRAINS TO CREEK" PROVIDE PICTURE OF FISH BETWEEN TWO STATEMENTS.

STANDARD DETAIL	CITY OF WILMINGTON NORTH CAROLINA
DATE: 2001	CITY OF WILMINGTON ENGINEERING
DRAWN BY JSR/CMR	PO BOX 1810
CHECKED BY B.P., P.E.	WILMINGTON, NC 28402
SCALE NOT TO SCALE	(910) 341-7807

CATCH BASIN CASTING FOR 30" HOOD AND GRATE

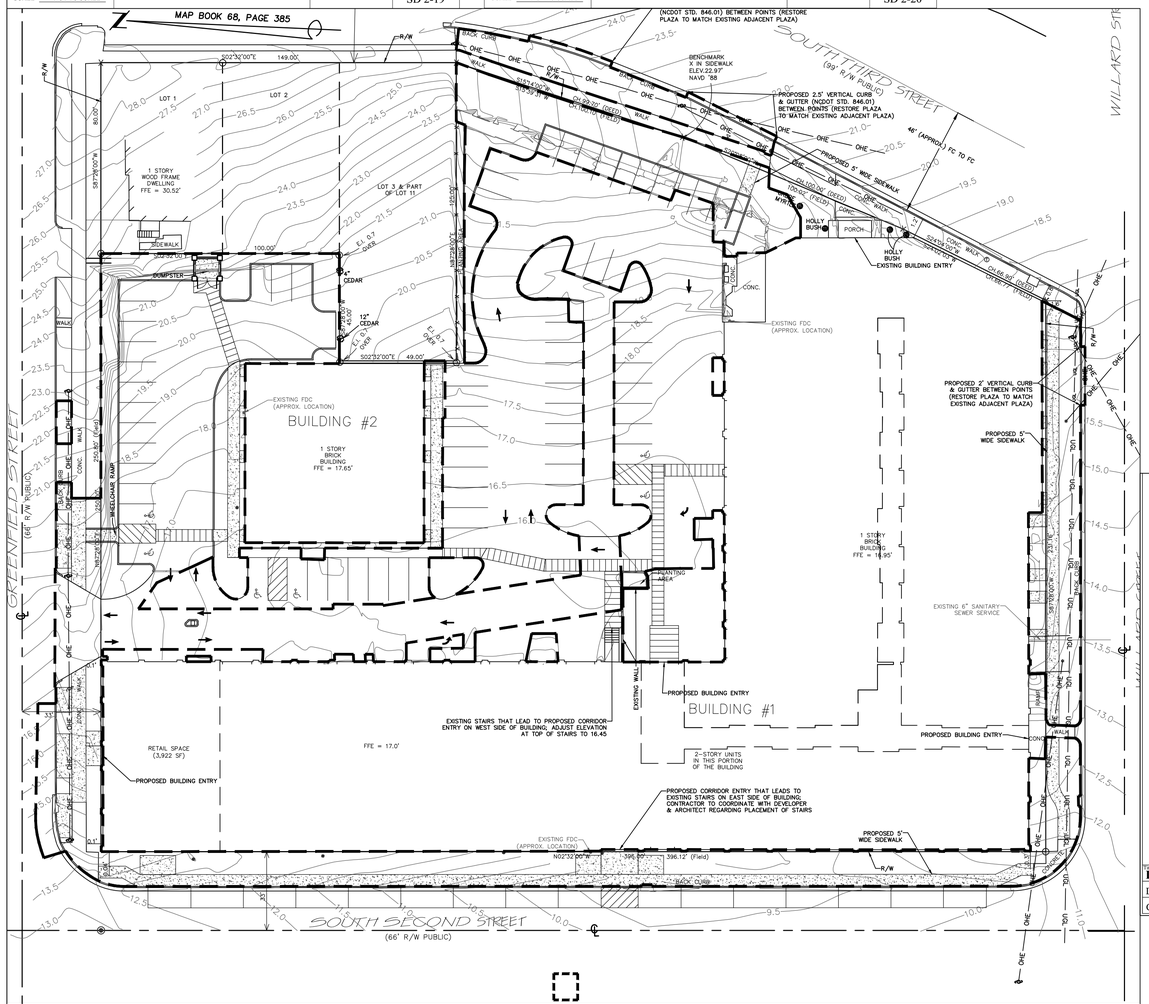
SD 2-19



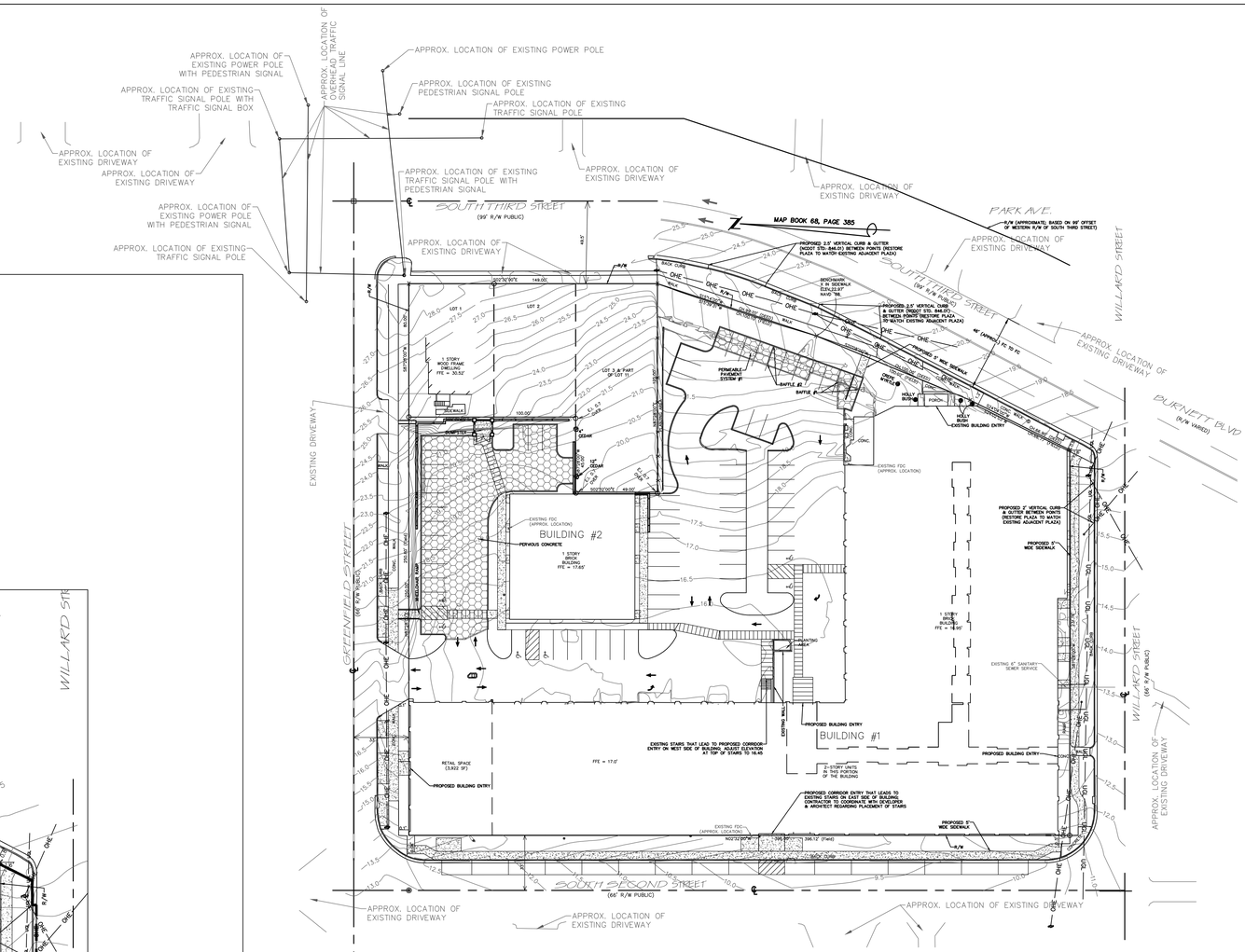
STANDARD DETAIL	CITY OF WILMINGTON NORTH CAROLINA
DATE: 2003	CITY OF WILMINGTON ENGINEERING
DRAWN BY JSR/CMR	PO BOX 1810
CHECKED BY B.P., P.E.	WILMINGTON, NC 28402
SCALE NOT TO SCALE	(910) 341-7807

CATCH BASIN GRATE FOR 30" HOOD AND GRATE

SD 2-20

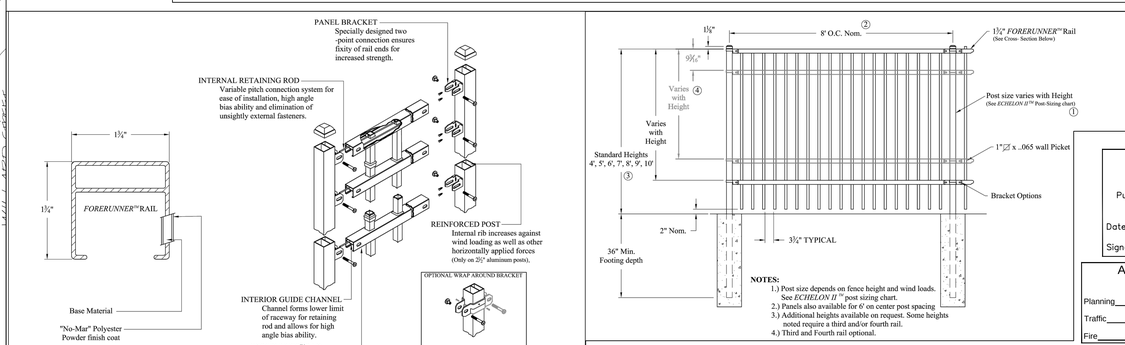


LIMITS OF DISTURBANCE AREAS (SCALE: 1:=30')



NOTE: DRIVEWAYS & TRAFFIC SIGNALS TRACED FROM NHC GIS 2010 AERIAL.

DRIVEWAYS WITHIN 500' OF SITE ALONG 3RD STREET
SCALE: 1:=40'



INDUSTRIAL STRENGTH ALUMINUM

ECHELON II MAJESTIC 2/3/4-RAIL			
DR: NJB	SH . 1of 1	SCALE: DO NOT SCALE	
CK: BS	Date 2-07-12	REV: e	

AMERISTAR® 1555 N. Mingo, Tulsa, OK 74116, 1-888-333-3422, www.ameristarfence.com

2AMISO

REV NO.	DESCRIPTION	DATE
1	REVISED TO ADJUST DUMPSTER PAD & RETAINING WALL.	10-6-15
2	REVISED PER TRC COMMENTS.	10-13-15
3	REVISED PER NCDOT TO LABEL R/W & WIDTH OF ROAD.	12-7-15
4	REVISED PER CLIENT.	1-25-16
	REVISIONS	

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

DETAIL SHEET
SOUTH FRONT II
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

FINAL DRAWING FOR REVIEW PURPOSES ONLY

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243 License No. C-2320
Fax 910-392-5203

Owner: PEACHTREE VENTURES, LLC
10 S. CARDINAL DRIVE
WILMINGTON, NORTH CAROLINA 28403
PHONE: 910-251-5030

DATE:	9-18-15
SCALE:	N.T.S.
DRAWN:	JCB
CHECKED:	JBM
PROJECT NO:	261
SHEET NO:	8
OF:	11